

375 EISENHOWER DR.

Hanover, PA | 17331

+/- 6,700 SF/1.72 AC | FOR SALE/LEASE



NEARBY NATIONAL RETAILERS:



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

For More Information:

Dave Nicholson | Brad Rohrbaugh | Chad Stine

717.843.5555

www.bennettwilliams.com

Office Locations:

York Office: 3528 Concord Rd. York, PA 17402

Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341

Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
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PROJECT

375 Eisenhower Drive is a freestanding retail building that sits in the heart of Hanover's retail market, within close proximity to Hanover Crossings and North Hanover Mall. The building is situated along Eisenhower Drive (22,500 VPD), with multiple access points. This property is a rare opportunity for a Tenant to enter into the busy Eisenhower Drive corridor, in the heart of all of the retail.

LOCATION

The property is strategically positioned with significant frontage in the market's primary retail corridor along Eisenhower Drive, which is considered the "Golden Mile" of the Hanover market because of its immense amount of retail shopping and traffic flow. The thoroughfare acts as the area's focal point for retail, with a trade area that extends out further than 10-15 miles, attracting a vast customer base. With its high concentration of traffic driven by surrounding anchor tenants located amongst the surround retail projects, this site pulls from not just the immediate area, but the surrounding market points as well.

TRADE AREA

Adding to the stability of the site, 375 Eisenhower Drive shows a 20-minute drive time demographic of over 84,399 people with household incomes of more than \$82,218 and daytime employment demographics equally as strong with 37,512. The demographics within a 10-mile radius include 119,119 people in 47,585 homes, a labor force of 97,642 with an average household income of \$84,726. The area's growth since 2000 has increased over 19.5% with over 9,290 new homes.



DEMOGRAPHICS		20 MIN DRIVE TIME
	TOTAL POPULATION	84,399
	TOTAL EMPLOYEES	69,261
	AVERAGE HHI	\$82,218
	TOTAL HOUSEHOLDS	34,220



TRAFFIC COUNTS: **EISENHOWER DRIVE :22,500 VPD**



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EISENHOWER DRIVE 22,500 VPD

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AVAILABLE

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