

1139 Baltimore Street | Hanover, PA 17331

± 5,747 SF Office/Retail Space Available

Available For Lease

Property Overview

1139 Baltimore Street, was a former MedExpress building that is 5,747 square-foot free standing retail/medical, or office building, located in the Hanover, PA market on the South side of town, along Baltimore Street (14,000 VPD). The site presents a unique opportunity for a user to enter into the growing South Hanover market with great visibility and access along Baltimore Street. The property is in close proximity to national retailers such as, Walmart, Giant, Wendy's, Weis Markets, Starbucks, and Ollie's, just to name a few.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	38,342	56,257	73,296
TOTAL EMPLOYEES	17,505	28,498	31,349
AVERAGE HH	\$78,920	\$80,961	\$84,179
TOTAL HOUSEHOLDS	15,890	23,120	29,654
TRAFFIC COUNTS: Baltimore Street - ±14,000 VPD			



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Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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NETWORK

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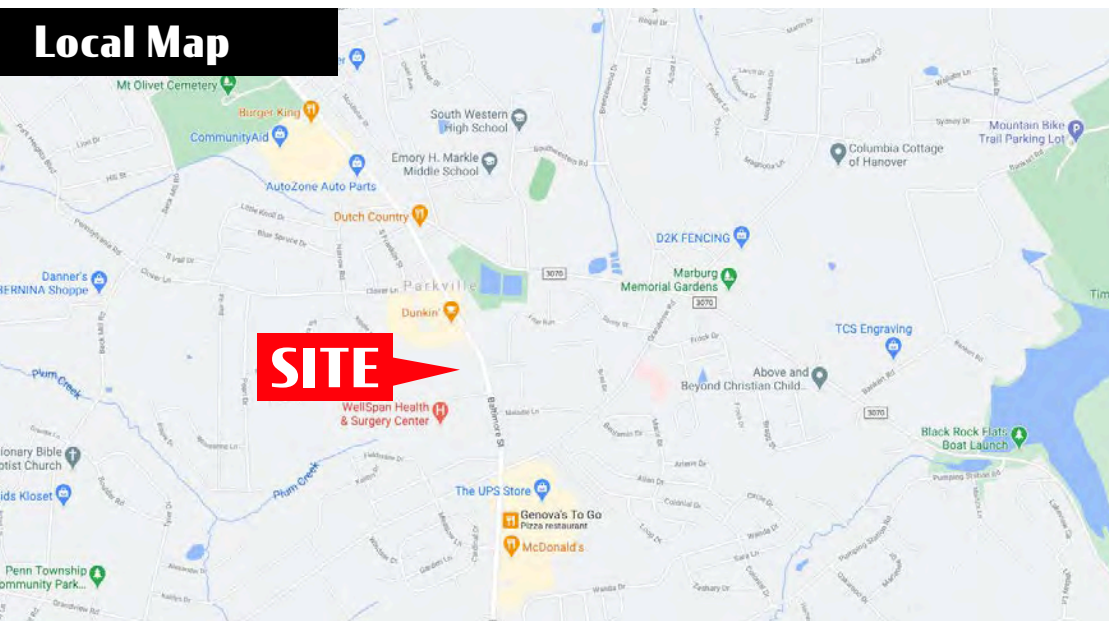
Location

Along with its great visibility and access to Baltimore Street, the benefits from a demographic area that extends more than 10 miles. The site benefits from the high-volume traffic flow of Baltimore Street, which is the main thoroughfare in the South Hanover market.

Trade Area

The site shows a 15-minute drive time demographic of over 47,259 people with household incomes of more than \$72,974 and daytime employment demographics equally as strong with 25,407. The demographics within a 10-mile radius include 116,935 people in 47,109 homes, a labor force of 43,708 with an average household income of \$80,458. The area's growth since 2000 has increased over 19% with 8,978 new homes.

Local Map



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Site Plan



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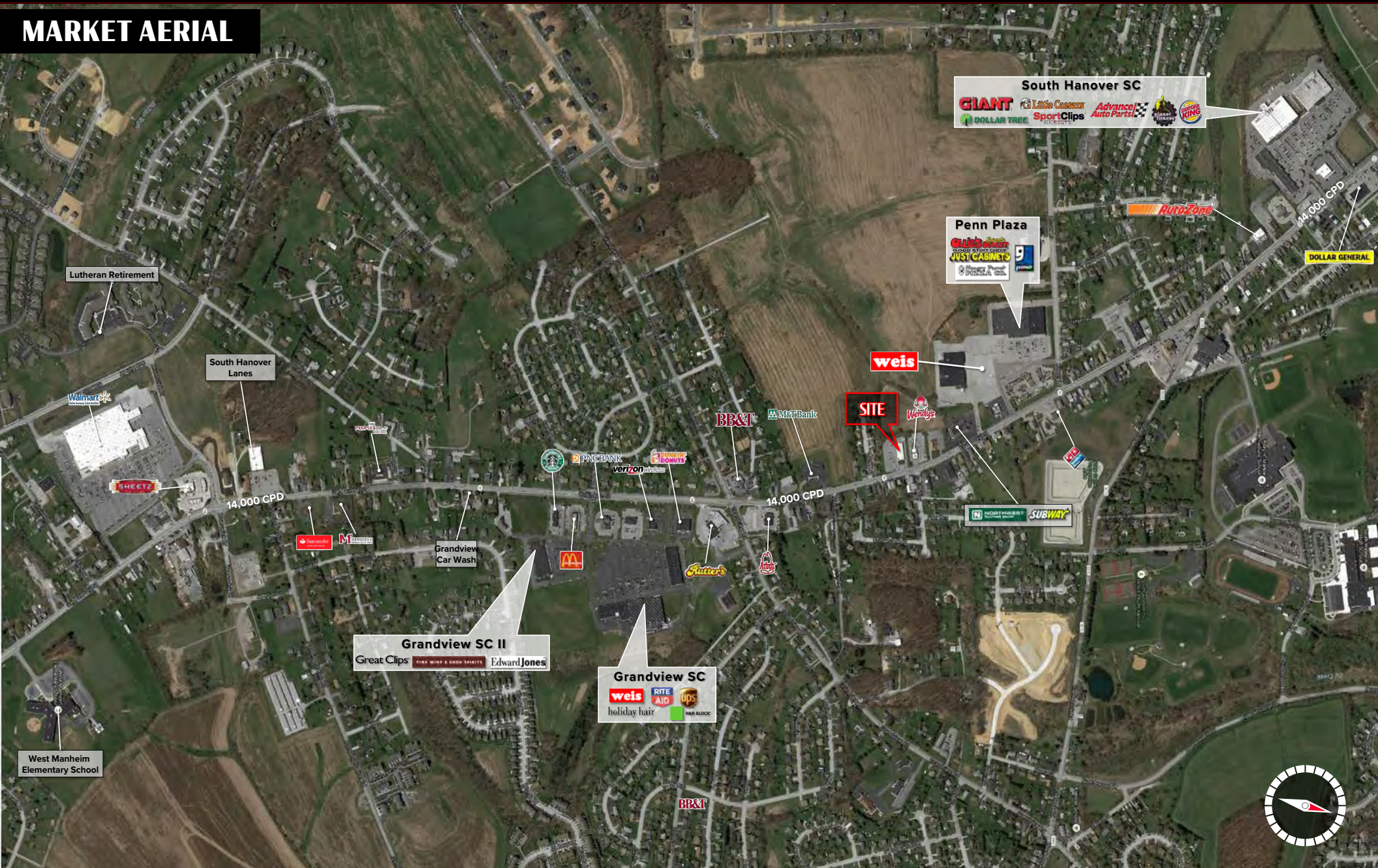
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MARKET AERIAL



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