

# 1139 Baltimore Street

HANOVER, PA | 17331



± 5,747 SF SPACE AVAILABLE | FOR LEASE



Francesco Conigliaro | Abe Khan | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## PROPERTY OVERVIEW

1139 Baltimore Street is a former MedExpress building that is a 5,747 square-foot free-standing retail, medical, or office building. The property is located in the Hanover, PA market on the south side of town along Baltimore Street (16,000 VPD). The site presents a unique opportunity for any user to enter 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 HHI	\$78,920	\$80,961	\$84,179
TOTAL HOUSEHOLDS	15,890	23,120	29,654

TRAFFIC COUNTS: **Baltimore Street** - ±16,000 VPD



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## LOCATION

Along with its great visibility and access to Baltimore Street, 1139 Baltimore Street 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.



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## Site Plan

Baltimore Street

±16,000 VPD

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## MARKET AERIAL



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

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