

146 Carlisle Street | Hanover, PA 17331

± 6,800 SF Office and Storage Space Available

Available For Sale/Lease

Property Overview

Hanover Chamber and Main Street Hanover are relocating. 146 Carlisle offers a combination of office and storage space available for sale or lease. The property is located at the signalized corner of Carlisle Street (SR 94) and W Park Avenue. There are approximately 15 off-street, paved parking spaces to the rear of the property.

The first floor office area (3,500+/-SF) consists of a large reception/lobby area, five private offices, small and large conference rooms, a kitchen/break area, and 2 restrooms. The first floor office has gas heat and central AC.

The first floor rear warehouse area (1,850+/-SF) has 13' high ceilings and is accessible through the first floor office area, an exterior door, and an overhead door (9' height). This area is currently not heated or cooled, but it has connections for heat and a restroom.

The second floor area (1,500+/- SF) is partially finished. It was previously used as office space. Currently it has a large open room, and an area for a restroom. It is accessible by stairs from the front and stairs to the rear.

The property is listed for sale at \$335,000. Offers for lease will be considered.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	43,928	59,625	84,772
TOTAL EMPLOYEES	35,988	48,892	69,594
AVERAGE HHI	\$75,125	\$78,235	\$80,366
TOTAL HOUSEHOLDS	18,291	24,213	33,813

TRAFFIC COUNTS: RT 94 - ±13,616 VPD
RT 194 - ±4,639 VPD RT 116 - ±15,502 VPD



RYAN MYERS
717.843.5555
www.bennettwilliams.com

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
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

146 Carlisle Street | Hanover, PA 17331

± 6,800 SF Office and Storage Space Available

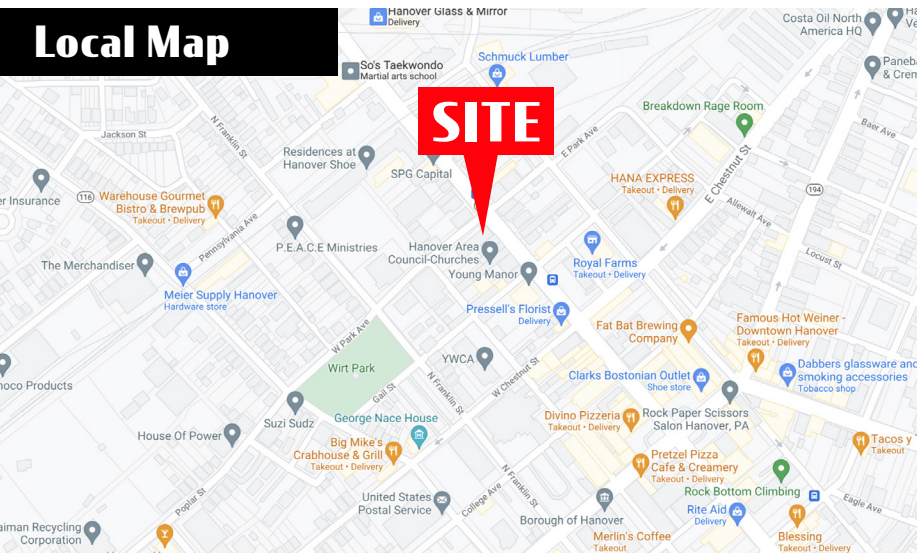
Available For Sale/Lease

Location

The property is located two blocks north of the square of Hanover. The building is surrounded by mixed use of professional office, residential, and miscellaneous commercial uses. The property fronts on Carlisle Street which has a traffic count of over 13,000 vehicles per day. It also has excellent exposure being located at a signalized intersection.

Hanover is the second largest town in York County. Hanover has seen a strong resurgence in its downtown area. Some notable projects are: McAllister Hotel apartments, Young Manor, 34 Frederick St (Under Construction). In addition some new businesses opening are: Fat Bat Brewing, McAllister on York, Oakwood Kitchen, Zeichen Des Pferdes. Hanover has residential growth in the south end of town. The north end of town has a strong retail presence. Hanover has a number of employers: Utz Snacks, Hanover Foods, RH Sheppard, Elsner Engineering, Ox Industries, UMPC, Clarks.

Local Map



SECOND FLOOR PHOTOS



STORAGE PHOTOS



FIRST FLOOR PHOTOS



RYAN MYERS
717.843.5555
www.bennettwilliams.com

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
RETAIL

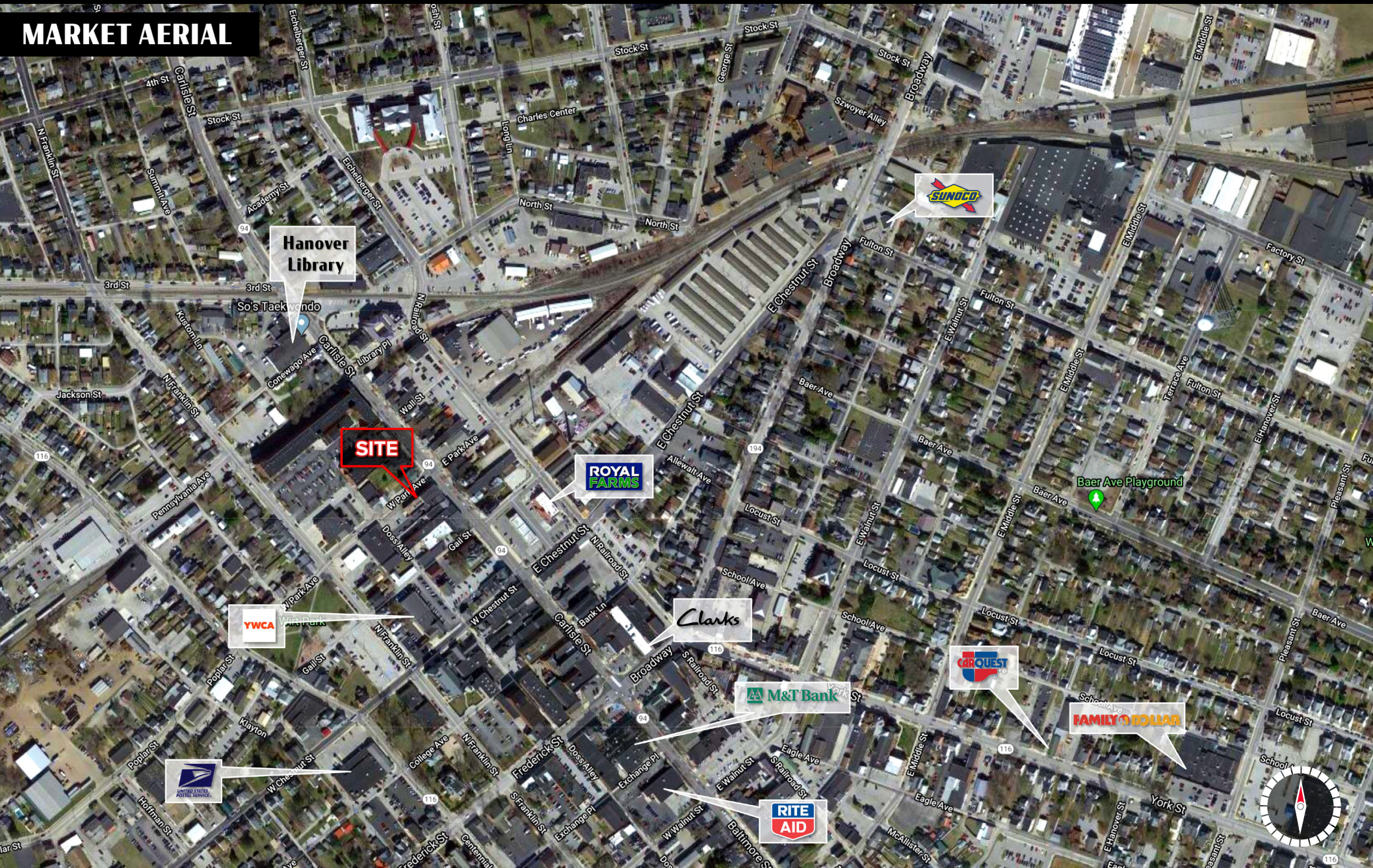
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

146 Carlisle Street | Hanover, PA 17331

± 6,800 SF Office and Storage Space Available

Available For Sale/Lease

MARKET AERIAL



RYAN MYERS
717.843.5555
www.bennettwilliams.com

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
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK