

± 7,850 SF

1516-1526 Carlisle

Hanover, PA | 17331

FOR SALE/LEASE



PROPERTY OVERVIEW

The property consists of four buildings and a large auto sales lot with frontage along Route 94. The property has a long history of auto related uses. There is one house with garage that is rented. There are two buildings to the rear of the property that are used for automotive storage and are rented. The front building (former residence) is used as an office with an attached two car garage along with a car lot that can accommodate parking for approximately 75 vehicles.

The property is located on 1.75 acres in Oxford Township, Adams County. Carlisle Pike has approximately 22,000 cars per day. It is zoned Commercial. The property has well and septic. The annual real estate taxes are approximately \$10,250. The real estate is available for sale at \$625,000 or the office and auto lot are available for lease at \$4,250.00 per month.

The property is adjacent to Gene Latta Ford and in close proximity to Gateway Hanover, Lawrence Subaru, Hanover Honda, Toyota, and Volkswagen.



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

RYAN MYERS
717.843.5555
www.bennettwilliams.com

Bennett WILLIAMS
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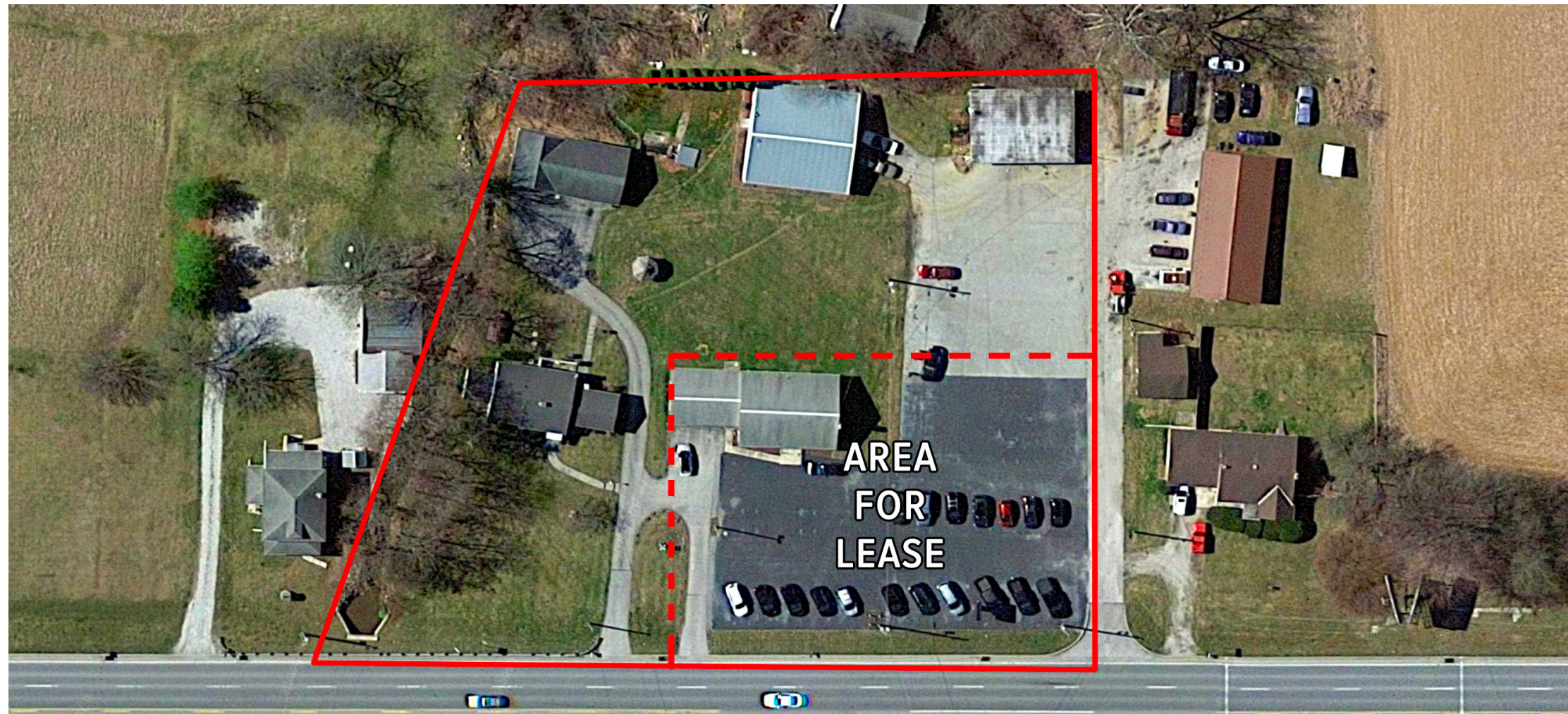
Map Location



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	33,278	61,789	80,826
TOTAL EMPLOYEES	27,328	50,759	66,295
AVERAGE HHI	\$69,966	\$77,963	\$77,895
TOTAL HOUSEHOLDS	14,149	25,112	32,283

TRAFFIC COUNTS: **Carlisle Pike** - 22,000 VPD



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1516 CARLISLE PIKE - House

The building is a 3 bedroom residence with a four car garage to the rear. The house is approximately 1,380 SF with a basement. The four-car garage is 50' x 25'. The residence has gas heat, septic sewer, and well water. The residence and a portion of the garage are leased for \$1,025 per month.



1526 CARLISLE PIKE - Office & Auto Lot

The Office and Auto Lot are currently vacant. The office is approximately 1,350 SF and was originally a residence. It has been converted to an office use, with three office areas, a restroom, kitchen/break area, a basement and attic area for storage. The paved auto lot can accommodate approximately 75 vehicles. Joining the office is a two-car garage. The garage is 720+/- SF and the doors are 6'7" in height.

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TWO-BAY BLOCK GARAGE

This building is 1,200 SF with two 8'H x 10'W drive-in doors. The building has oil heat. This building is leased for \$260.00 per month for auto storage.



TWO-DOOR METAL GARAGE

This building is 1,950+/- SF. It has two drive-in doors 8'H x 10'W. The building is partitioned into two separate bays. Both sides of the building have heat and one side has a wall-mounted AC unit. This building is leased for \$500.00 per month for auto storage. Joining the office is a two-car garage. The garage is 720+/- SF and the doors are 6'7" in height.

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MARKET OVERVIEW



SITE

Gateway Hanover

Target, Sam's Club, Hobby Lobby, Party City, Ross, PetSmart, Five Below, Five Guys, Hair Cutters, Visionworks, Shoe Carnival, Kay Jewelers, AT&T, Edward Jones, Sweet Frost

Hanover Plaza

Starbucks, Mod, Firehouse Subs, Great Clips, Honda, Midas, Nissan

Eisenhower Village

Aaron's, Staples, Petco, Dollar Tree, Pier 1 Imports, Doceo, Edible Arrangements, JPS Marble and Granite

Eisenhower Village

OSS Health, Doceo Office Solutions, Edible Arrangements, JPS Marble and Granite

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