



±906 SF OFFICE SPACE AVAILABLE FOR LEASE

100 FREDERICK STREET

HANOVER, PA | 17331



RYAN MYERS, CCIM

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

Property Overview

100 Frederick Street is a medical/professional office building located in downtown Hanover. The property is a two story, brick colonial-style building with 47 off-street parking spaces. The building has a rear entrance off the parking lot, to a common lobby. There is elevator access to all floors.

The space is approximately 906 square feet and is located on the second floor of the building. The second floor has elevator access, but the space has additional steps. Hanover Family Practice is also located on the second floor. The rent is \$975.00/month plus data/networking, insurance and contents and liability insurance.

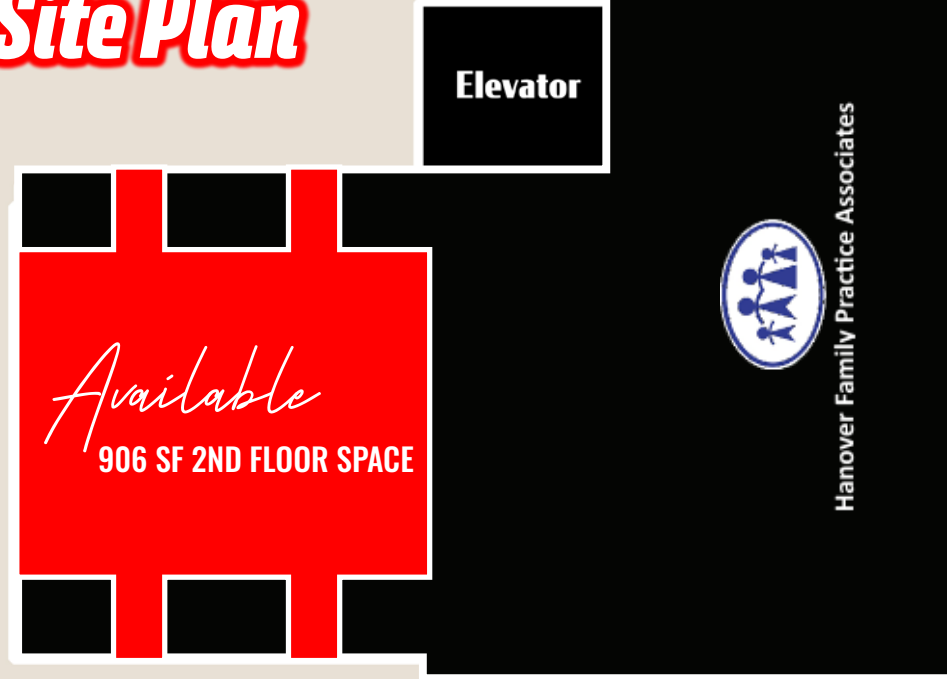
Market Overview

Frederick St is located 1 block from the square of Hanover. Downtown Hanover is seeing a number of new retailers and redevelopment. Renovations to 34 Frederick Street added 15 new rental units along with two retail units. The McAllister has been renovated to 30 new residential units, along with McAllister on York (restaurant). Fat Bat Brewing is the latest downtown brewery, making it the third brewery in the downtown area. Vinny's Italian Market and Oak Kitchen are two new restaurants located within two block from the property.

Trade Area Overview

Hanover is located in York County Pennsylvania. The property is located approximately 15 minute drive-time from the PA/MD line. Traveling west on Frederick Street leads to Littlestown. Traveling east will lead to York.

Site Plan



FREDERICK STREET



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	47,185	61,606	86,783
TOTAL EMPLOYEES	23,768	25,456	31,369
AVERAGE HHI	\$95,196	\$100,004	\$101,691
TOTAL HOUSEHOLDS	19,621	25,131	35,020



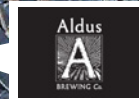
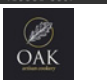
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Market Aerial



SITE



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

