

# 55 Wetzel Drive, Suite 3

Hanover, PA | 17331

*For Lease*



## *Property Overview*

*Available*  
**±1,242 SF**

## *Surrounding Retailers*



**55 Wetzel Drive** is a professional office building located on the north end of Hanover. The building is occupied by SEK and Weber Insurance. Suite 3 is 1,242 SF of finished office space. The Suite has three private offices, 1 large conference area, reception and storage/breakroom. The space has several offices with natural light. The space is available February 1, 2026.

The Suite has a separate entrance. There is ample on-site parking. The rent is \$2,310.00 per month, which is all inclusive of NNN and utility expenses.

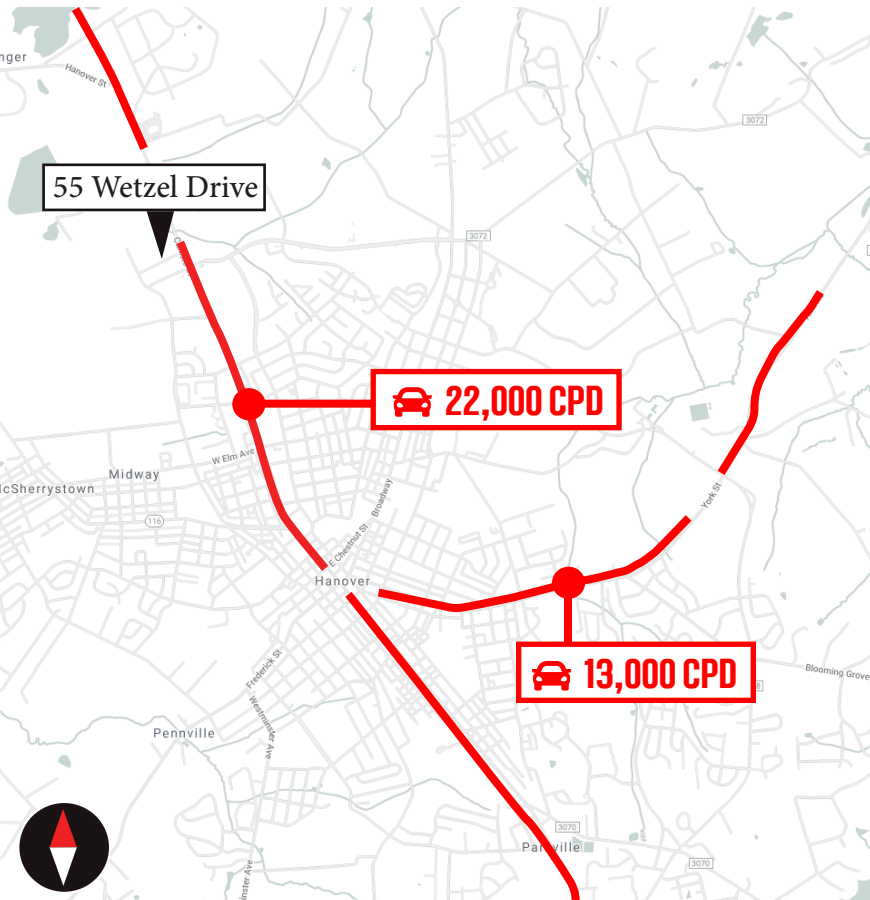
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## Location

The Property is located in north Hanover with access off Wetzel Drive. The Property has easy access to Route 94/Carlisle Pike and Eisenhower Drive. Surrounding uses include Apple Honda, Target, Starbucks, Sheetz, and other commercial development.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,996	37,659	64,847
TOTAL EMPLOYEES	5,610	25,192	33,277
AVERAGE HHI	\$53,878	\$68,456	\$76,975
TOTAL HOUSEHOLDS	975	15,841	26,136

**TRAFFIC COUNTS: Carlisle Street ± 13,000 VPD**



# MARKET OVERVIEW

**GATEWAY HANOVER SC**

sam's club

**HOBBY LOBBY** **PET SMART** **OLD NAVY**

**FIVE GUYS** **ROSS** **BAM!**  
BURGERS and FRIES DRESS FOR LESS BOOKS-A-MILLION

**Sweet Frog**  
premium frozen yogurt

**NORTH POINT PLAZA**

**BIG LOTS!** **GROCERY OUTLET**  
bargain market

**KFC**

**NORTH HANOVER MALL**

**Rural King** **T-Mobile**

**Burlington**

**Davita**

**HANOVER COMMONS SC**

**KOHL'S**

**petco**

**MATTRESS Warehouse**

**CONESTOGATILE**

**SITE**

**SHEETZ**

**Panera BREAD**

**MATTRESS FIRM**

**ALDI**

**SCHINDLER ELEVATOR**

**L2 BRANDS**

**MCCLARIN COMPOSITES**

**SFK**

**HANOVER FOODS**

**HANOVER IRON WORKS**

**OX INDUSTRIES**

**HANOVER LOGISTICS**

**ELSNER TECH**

**CARTER LUMBER**

**ESAB**

**HANOVER PUBLIC SCHOOL DISTRICT**

**HANOVER CROSSING SC**

**Walmart** **GIANT**

**T.J. MAXX**

**HARBOR FREIGHT TOOLS** **ULTA BEAUTY** **PNC** **Wendy's**

**HAIR CUTTERY** **RED LOBSTER**  
FRESH FROM LIVE LOBSTER

**GIANT**

**DOLLAR TREE** **Sport Clips**  
(HAIRCUTS)

**BURGER KING** **Advance Auto Parts** **planet fitness**

**DOLLAR GENERAL**

**MAVIS DISCOUNT TIRE**

**SOUTH WESTERN SCHOOL DISTRICT**

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### CONTACT US

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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.

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.

