

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 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.

Ryan Myers, CCIM

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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

55 Wetzel Drive, Suite 3

Hanover, PA | 17331

For Lease

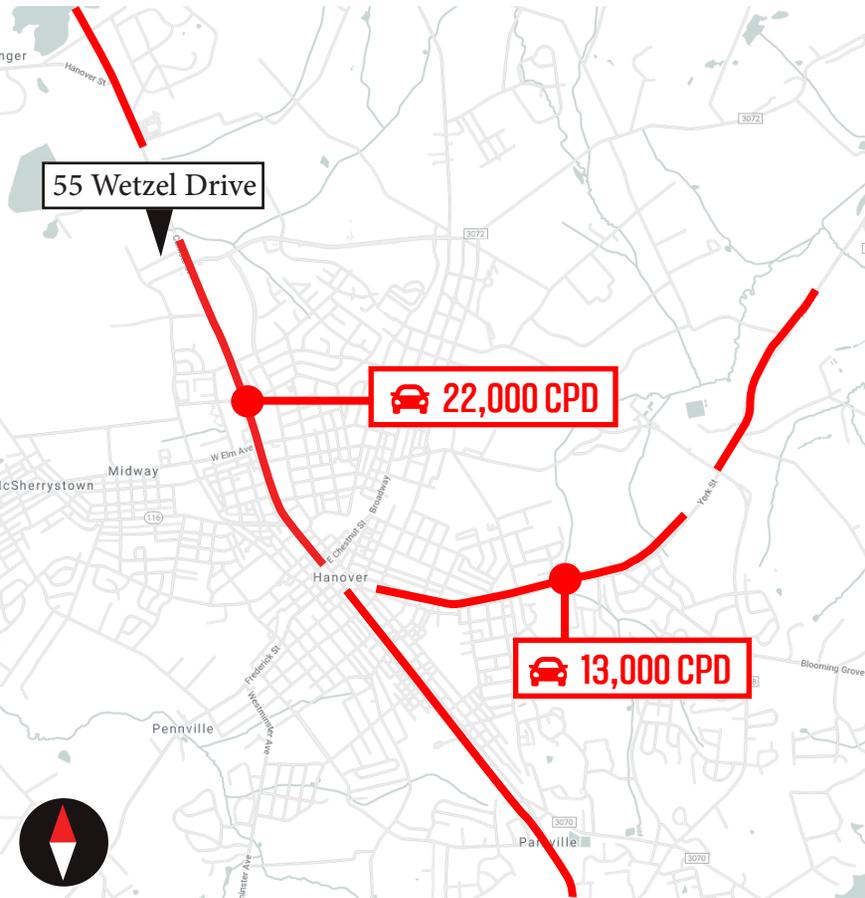
Location

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**



Ryan Myers, CCIM

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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
 New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
 COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

55 Wetzel Drive, Suite 3

Hanover, PA | 17331

For Lease

MARKET AERIAL



Ryan Myers, CCIM

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: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

