

1133 Baltimore Street

Hanover, PA | 17331

For Sale



Surrounding Retailers



1133 Baltimore Street is a 2,530 square-foot free standing retail building, located in the Hanover, PA market on the South side of town, along Baltimore Street (16,000 VPD). The property is in close proximity to national retailers such as, Walmart, Giant, Wendy's, Weis Markets, Starbucks, and MedExpress, just to name a few. Sale price is \$750,000



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



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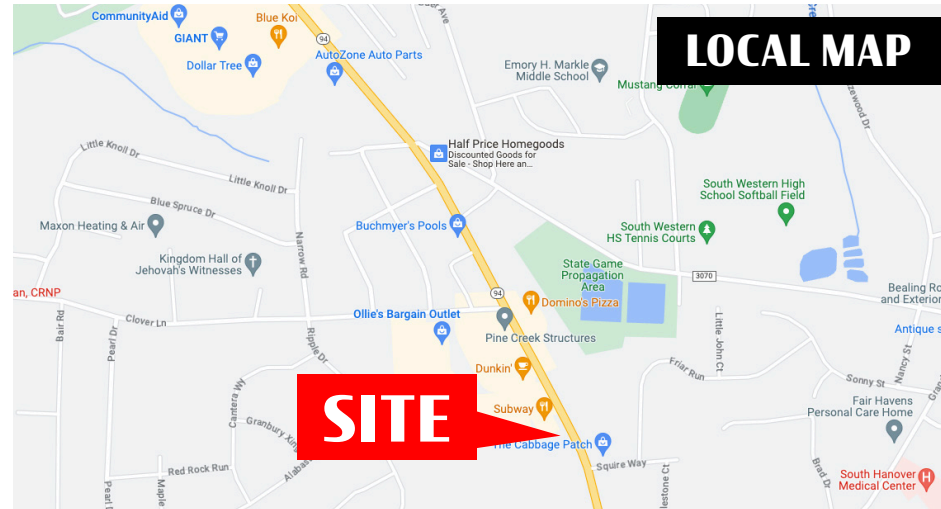
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Location

Along with its great visibility and access to Baltimore Street, the benefits from a demographic area that extends more than 10 miles. The site benefits from the high-volume traffic flow of Baltimore Street, which is the main thoroughfare in the South Hanover market.



Trade Area

The site shows a 15-minute drive time demographic of over 47,259 people with household incomes of more than \$72,974 and daytime employment demographics equally as strong with 25,407. The demographics within a 10-mile radius include 116,935 people in 47,109 homes, a labor force of 43,708 with an average household income of \$80,458. The area's growth since 2000 has increased over 19% with 8,978 new homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,482	41,933	60,526
TOTAL EMPLOYEES	1,839	19,145	29,455
AVERAGE HHI	\$87,343	\$76,334	\$78,094
TOTAL HOUSEHOLDS	2,834	16,782	24,075

TRAFFIC COUNTS: **Baltimore Street** ± 16,000 VPD

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MARKET AERIAL



DOLLAR GENERAL

SOUTH WESTERN HIGH SCHOOL
A TRADITION OF EXCELLENCE

AutoZone

South Hanover SC

GIANT



BURGER KING



Advance Auto Parts



Penn Plaza

OLLIE'S OUTLET
Bargain
GOOD STUFF CHEAP
DUNKIN'

SUBWAY

Site



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ACTIVE MEMBER OF:
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Bennett Williams

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EXTON OFFICE:

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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

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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.

