

For Sale/Lease

North Hanover Mall

±13,033 SF/±1.5 AC

1155 Carlisle Street | Hanover, PA 17331



Property Overview

Located on the skirts of North Hanover Mall in Hanover, PA, is a rare opportunity to lease a freestanding former auto repair building. The site features eight bays with roll up doors, store front, and great signage opportunities. The property benefits from ample parking, strong co-tenancy which draws in customers from miles, and seven points of access.

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Location

North Hanover Mall is ideally located off Carlisle Street, North of Downtown Hanover, which is an area very heavy in retail. Co-tenancy at the Mall includes Rural King, Dick's Sporting Goods, Burlington, Panera, and Wells Fargo, just to name a few. Other National retailers you will see along this trip are Taco Bell, KFC, Starbucks, MOD Pizza, Dunkin Donuts, and McDonald's.

Surrounding Market



Trade Area

Adding the stability of the market are the demographics within a 10-mile radius. There are 123,850 people within 48,223 households with an average income of \$81,507. The daily traffic isn't just attributed to the residential population but also the ±3,500 businesses and ±45,000 employees within the same radius.

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 38,871 | 65,977 | 83,572 |
| TOTAL EMPLOYEES | 26,591 | 34,286 | 36,017 |
| AVERAGE HHI | \$64,011 | \$67,879 | \$70,821 |
| TOTAL HOUSEHOLDS | 16,138 | 26,435 | 32,990 |

| TRAFFIC COUNTS | |
|---------------------|-------------|
| Carlisle St (Rt 94) | ±15,778 VPD |

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Bennett Williams
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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SITE AERIAL



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HANOVER *Pennsylvania*



THE EICHELBERGER PAC



HANOVER MARKET HOUSE



UTZ FACTORY



HANOVER FIRE MUSEUM



CODORUS STATE PARK



MARKET AERIAL

Gateway Hanover

Hanover Middle School

North Point Plaza

North Hanover Mall

Hanover High School

Clearview Shopping Center

Hanover Crossing

Washington Elementary School

Conewago Twp Elementary School

Clearview Elementary School

Delone Catholic High School



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OUR LOCATIONS:

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York, PA 17402

LANCASTER OFFICE:

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Lancaster, PA 17601

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

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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.

