

For Sale/Lease

North Hanover Mall

±13,033 SF/±1.5 AC

1155 Carlisle Street | Hanover, PA 17331



EST'D 1960
RURAL KING
AMERICA'S FARM & HOME STORE
Annual Visits
493.7K

Available

**Auto
Zone**
Annual Visits
61K

DICK'S
SPORTING GOODS
Annual Visits
303.6K

Burlington
Annual Visits
191.6K

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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±13,033 SF | ±1.5 AC

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

Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine
717.843.5555
www.bennettwilliams.com

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COMMERCIAL REAL ESTATE

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SITE AERIAL



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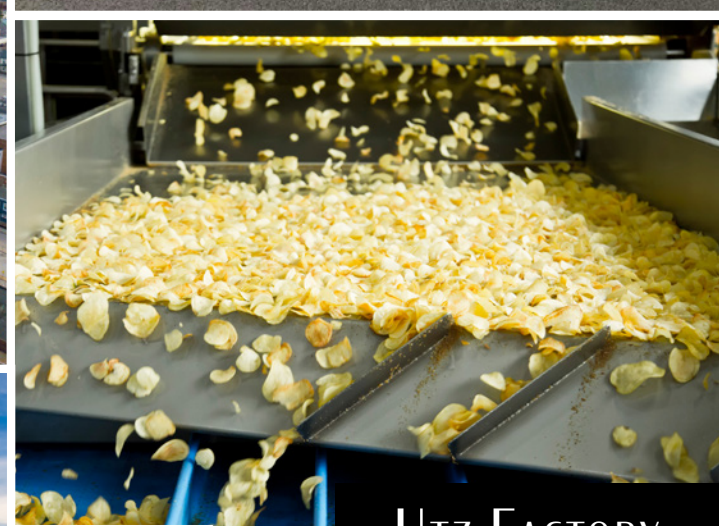
HANOVER *Pennsylvania*



THE EICHELBERGER PAC



HANOVER MARKET HOUSE



UTZ FACTORY



HANOVER FIRE MUSEUM



CODORUS STATE PARK



MARKET AERIAL

Gateway Hanover

Target HOBBY LOBBY ROSS DRESS FOR LESS
 PETSMART sam's club
 OLD NAVY BUFFALO WILD WINGS

Staples
 MATTRESS Warehouse
 petco THE HEALTH & WELLNESS CO.
 goodwill

CHIPOTE MEXICAN GRILL
 LONGHORN STEAKHOUSE
 Olive Garden ITALIAN KITCHEN
 APPLE Honda of HANOVER

APPLE CHRYSLER - DODGE - JEEP - RAM of HANOVER
 SONIC

RC THEATRES
 THE HOME DEPOT

PACIFIC PRIDE
 THE MARKETS AT HANOVER

North Point Plaza

JOANN xfinity BIG LOTS!
 TRACTOR SUPPLY CO. GROCERY OUTLET
 Super B
 HOSS'S FAMILYS STEAK & SEA

TEXAS

LOWE'S KOHL'S

McDonald's

Arby's

Hanover Middle School

Holiday Inn Express

Hampton

RITE AID

North Hanover Mall

DICK'S SPORTING GOODS Burlington Bath & Body Works
 GNC RURAL KING
 verizon BAMA! BOOKS-A-MILLION
 SEVEN'S

GOODYEAR

TACO BELL

Site

Clearview Shopping Center

SUBWAY T-Mobile empire beauty schools
 DOLLAR GENERAL MONRO AUTO SERVICE AND TIRE CENTERS
 infinito's

DUNKIN'

McDonald's

Hanover Crossing

Walmart GIANT FINE WINE & GOOD SPIRITS
 T.J. MAXX HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
 RED LOBSTER

Hanover High School

Washington Elementary School

Conewago Twp Elementary School

ExtraSpace Storage

Clearview Elementary School

weis

Outz

Maaco AMERICA'S BODYSHOP

TurkeyHill

Futter's

McSherrystown

Delone Catholic High School

CVS pharmacy

UPMC

EICHELBERGER PERFORMING ARTS CENTER



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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