

W Chestnut Street

Hanover, PA | 17331

For Sale



Property Overview

Available
±8,040 SF

This property is an 8,040 SF industrial facility on .9 acres, originally constructed in 1972. The building has concrete floors and block and wood frame. There are three sections of the building with clearance of 9', 12' and 15'. The building is serviced by three drive-in doors and an exterior loading platform. 3 phase power services the property. The building has not been occupied for many years and the is being sold "as-is". The annual real estate taxes are approximately \$4,900. List price \$500,000.

Surrounding Neighbors

WEGE
of HANOVER
PRETZELS

Since 1962
Staff Music
and Amusements

STATELINE
Canine

DONALD B. SMITH
INC.
ROOFING



Ryan Myers

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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Location

The property is located on the west side of Hanover in Penn Township. The nearby transportation routes include Route 194 (Littlestown/Taneytown/Westminster) and Route 116 (Gettysburg). The neighboring uses include Wege Pretzels, Treehouse Foods, Stateline Canine, and Donald B. Smith Roofing.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	47,887	61,120	87,212
TOTAL EMPLOYEES	28,307	30,072	36,809
AVERAGE HHI	\$73,003	\$76,825	\$78,659
TOTAL HOUSEHOLDS	19,442	24,416	34,485

TRAFFIC COUNTS: **Frederick St** ± 10,000 VPD



Ryan Myers

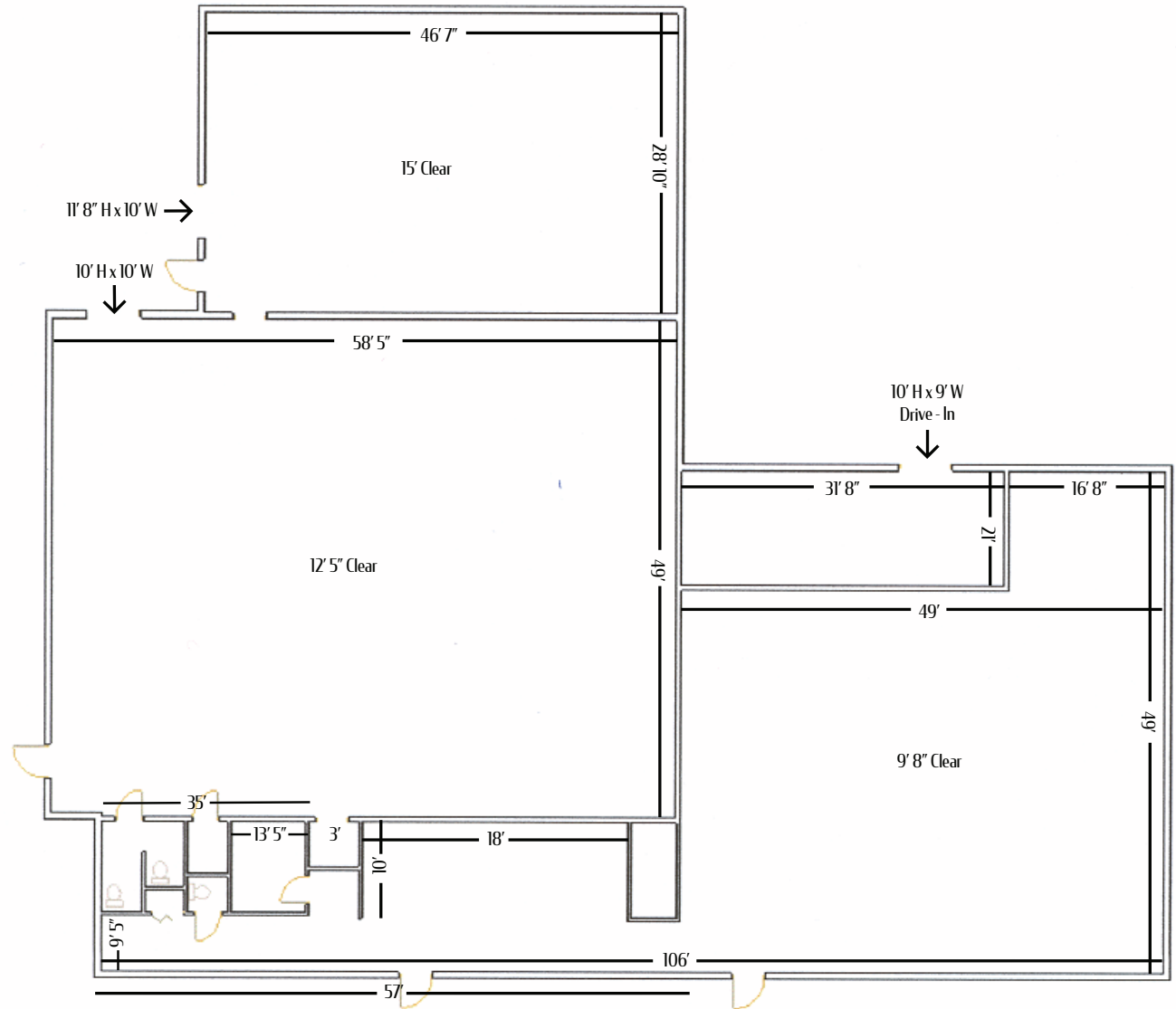
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GROUND FLOOR SPACE

±8,040 SF Available For Sale



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MARKET AERIAL



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About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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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