

1851 Baltimore Pike

Hanover, PA | 17331

For Sale

Walmart
Annual Visits: 1.6M

Available
1.26 AC

SHEETZ
Annual Visits: 243.5K

94 **Baltimore Pike - ±16,000 VPD**

Available
1.26 AC

Property Overview

1851 Baltimore Pike is approximately 1.26 acres (2 contiguous parcels) of commercial zoned land situated directly in front of Walmart Supercenter and adjacent to Sheetz Convenience Store with other nearby businesses such as UPMC Primary Care, Adams County National Bank, Members 1st Federal Credit Union, Peoples Bank and more, Over 16,000 daily vehicles per day this property offers fantastic visibility, easy egress, and all public utilities. Baltimore Pike/Route 94 is the North-South corridor connecting PA & MD commuters. This property is located in West Manheim Township, York County, PA.

Surrounding Retailers

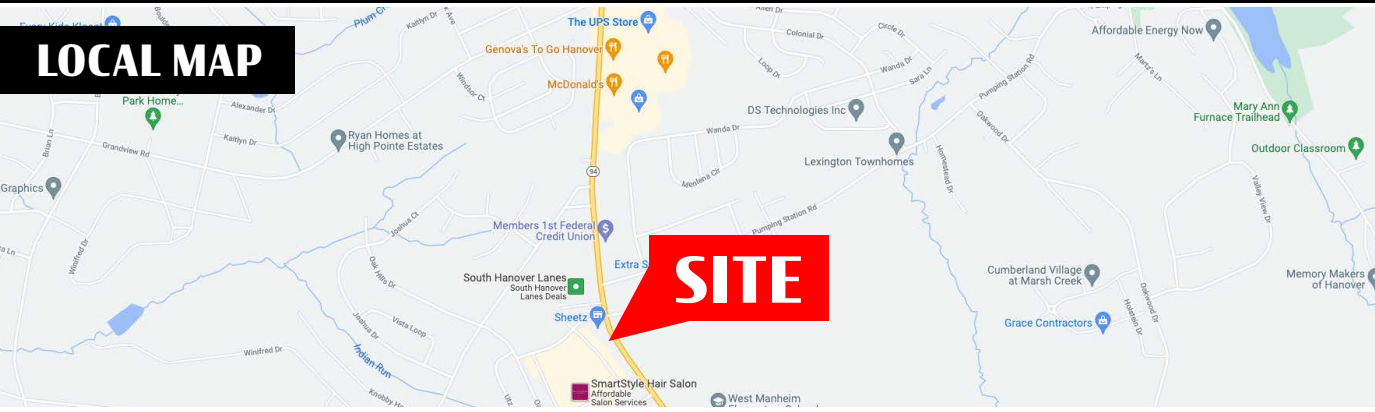


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LOCAL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,029	30,997	57,756
TOTAL EMPLOYEES	1,395	10,109	28,734
AVERAGE HHI	\$97,042	\$83,330	\$79,629
TOTAL HOUSEHOLDS	2,308	11,994	23,131
TRAFFIC COUNTS: Baltimore Pike ± 16,000 VPD			



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Brunswick Drive

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MARKET AERIAL



South Hanover SC

- GIANT
- Advance Auto Parts
- DOLLAR TREE
- CommunityAid
- R&C

Penn Plaza SC

- OLLIE'S GOOD STEAK CLUB
- DUNKIN'
- NINJA LOGIC

Grandview Plaza SC

- weis
- RITE AID
- The UPS Store
- UPS
- holiday hair
- H&R BLOCK
- SMOKIN' JOES

Site



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

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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.



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