

316 BROADWAY

HANOVER, PA | 17331



JOIN NEARBY RETAILERS:



±4,851 SF AVAILABLE
FOR SALE



Blake Shaffer | Justin Willits | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

316 Broadway is a 4,851 square-foot warehouse and office building centrally located in Hanover, Pennsylvania. It is situated at the intersection of Broadway (9,000 VPD) and W. Chestnut Street, with excellent visibility on both roads. With the drive thru overhead doors, this building is ideal for contractors, small businesses, and showroom users.

LOCATION

316 Broadway is strategically positioned with significant frontage in one of the market's primary corridors along Broadway (Route 194) with signalized access. The building benefits from the high traffic flow of Broadway, which is one of the heaviest traveled roadways in the market. Broadway acts as a focal point for retail and office users in Hanover, with a trade area that extends more than 10 miles, attracting a vast customer base from the surrounding market points.

TRADE AREA

The site shows a 7 mile radius demographic of over 81,552 people with household incomes of more than \$77,264 and daytime employment demographics equally as strong with 71,582. The demographics within a 3 radius include 42,657 people in 17,897 homes.



POPULATION

3 MILE- 46,856
5 MILE- 63,779
7 MILE- 86,554



EMPLOYEES

3 MILE- 23,354
5 MILE- 25,712
7 MILE- 30,975



AVERAGE HHI

3 MILE- \$94,228
5 MILE- \$99,321
7 MILE- \$101,908



HOUSEHOLDS

3 MILE- 19,223
5 MILE- 25,676
7 MILE- 34,395



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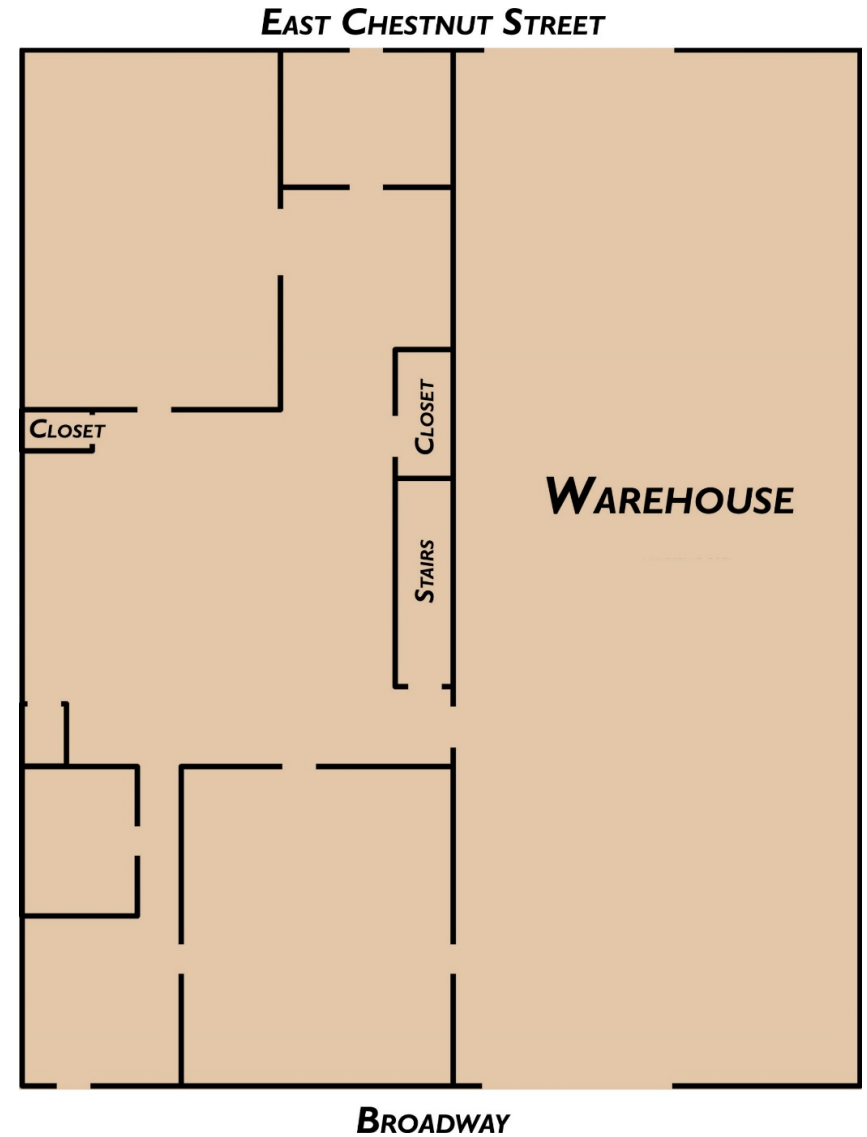
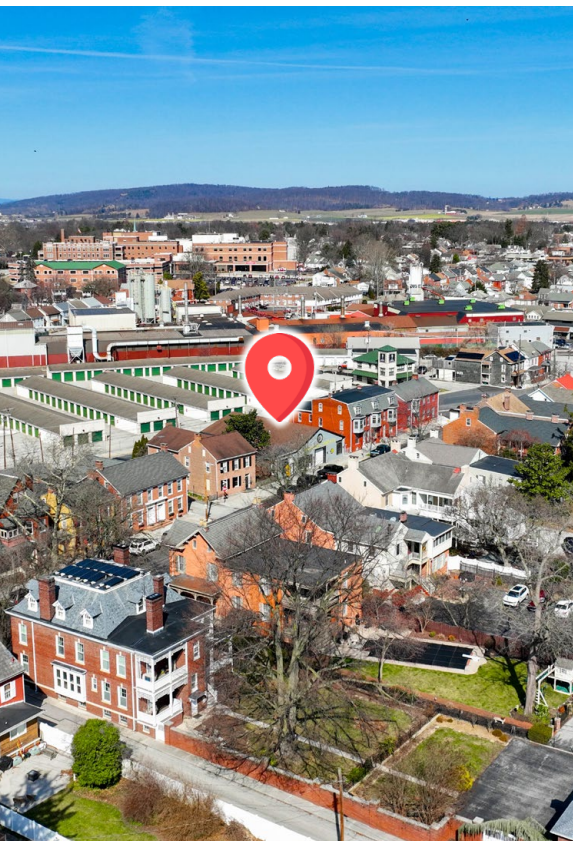
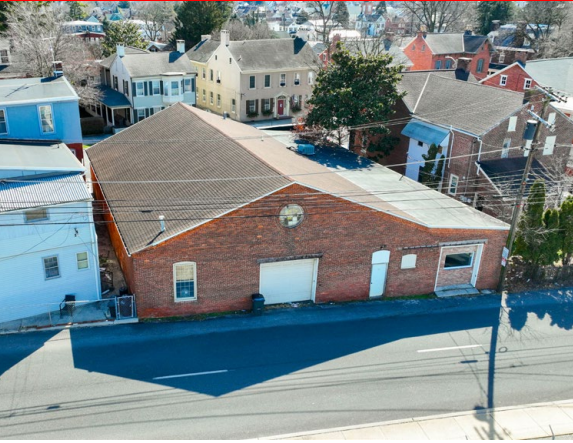


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MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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LANDLORD
REPRESENTATION

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PROPERTY
MANAGEMENT



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.

