

1135 Baltimore Street

Hanover, PA | 17331

For Sale



Property Overview

1135 Baltimore Street is a 2,400 square-foot free standing retail building, located in the Hanover, PA market on the South side of town, along Baltimore Street (16,000 VPD). The site presents a unique opportunity for a user to enter into the growing South Hanover market with great visibility and access along Baltimore Street. The property is in close proximity to national retailers such as, Walmart, Giant, Wendy's, Weis Markets, Starbucks, and MedExpress, just to name a few.

Surrounding Retailers



Gary Russell | Cale Bruso

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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

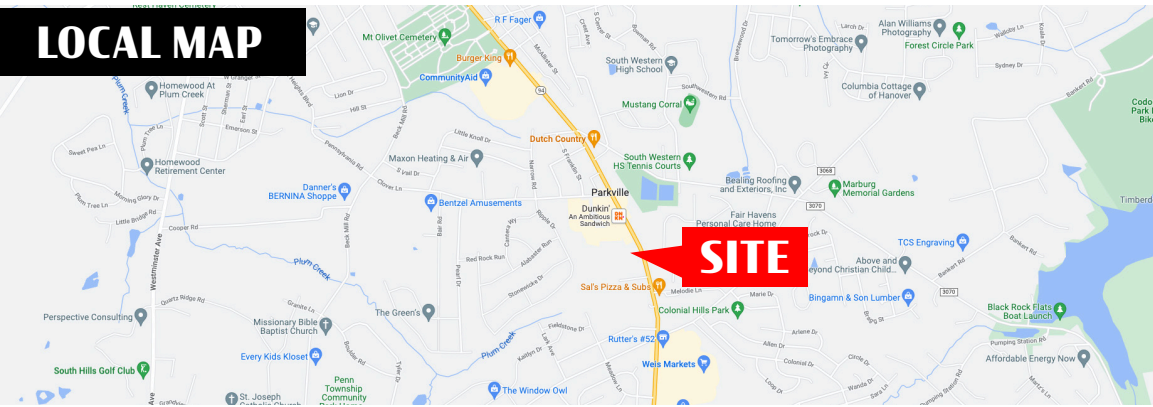
COMMERCIAL BROKERAGE. *Redefined.*

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LOCAL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,482	41,933	60,526
TOTAL EMPLOYEES	1,839	19,145	29,455
AVERAGE HHI	\$87,343	\$76,334	\$78,094
TOTAL HOUSEHOLDS	2,834	16,782	24,075

TRAFFIC COUNTS: **Baltimore Street** ± 16,000 VPD



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MARKET AERIAL



South Hanover SC

GIANT *Advance Auto Parts*

DOLLAR TREE

CommunityAid

Grandview Plaza SC

weis **RITE AID**

The UPS Store **ups** **holiday hair**

H&R BLOCK **SMOKIN' JOE'S**



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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LANCASTER OFFICE:

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