

For Sale

# 5955 HANOVER ROAD

1.06 AC

Hanover, PA 17331

For Sale  
±1.06 AC



Hanover Rd = ±10,000 VPD



**FOOD LION**

Annual Visits 362.5K  
1/3 State Ranking

**DOLLAR GENERAL**



## Property Overview

A level 1.06-acre lot located near the commercial district of Conewago Township. This lot is located on Hanover Road (RT 116) near the Food Lion grocery store and several other retail, medical, and office tenants, as well as, near downtown Hanover. The property is also surrounded by a new proposed residential development. The land is served by public water and public sewer and includes 1 EDU in the sale and has been rezoned to R-1 Residential.



Abe Khan | Brad Rohrbaugh | Chad Stine

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

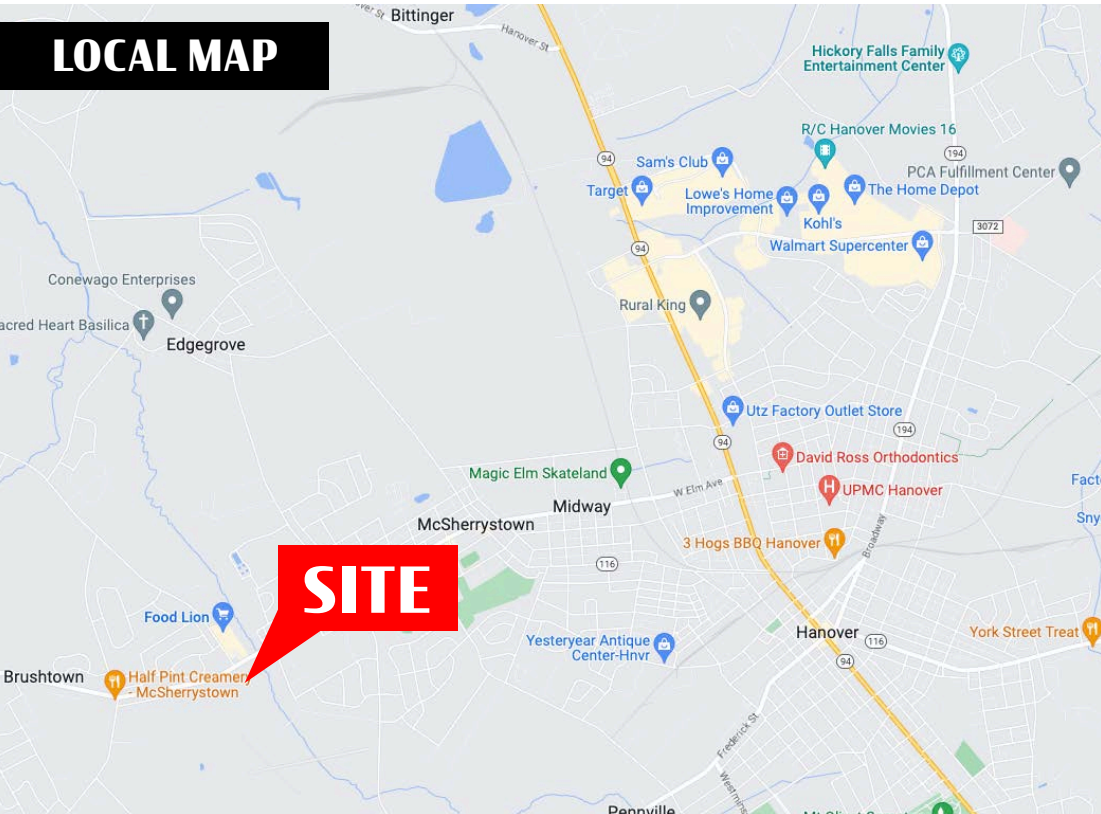


COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	30,152	66,812	86,347
TOTAL EMPLOYEES	18,078	33,903	36,988
AVERAGE HHI	\$68,695	\$76,491	\$79,187
TOTAL HOUSEHOLDS	12,441	26,988	34,381

**TRAFFIC COUNTS: Hanover Road ± 10,000 VPD**



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## MARKET AERIAL



**Clearview Shopping Center**  
SUBWAY  
T Mobile  
DOLLAR GENERAL  
MONRO  
AUTO SERVICE AND TIRE CENTERS  
empire beauty schools  
infito's

Clarks

Utz

McDonald's

Utz

Utz

weis

TURKEY HILL

Hardee's

CVS pharmacy

DELONE CATHOLIC HIGH SCHOOL  
ESTATE FACTORIES VERBI (JAMES 1,2,3)

**Centennial Commons**  
FOOD LION  
DOLLAR GENERAL

**SITE**



# 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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