

# 33 FREDERICK STREET

HANOVER, PA | 17331

± 26,000 SF AVAILABLE | FOR SALE

## Join Neighbors



M&T Bank



Ryan Myers

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



COMMERCIAL BROKERAGE. *Redefined.*

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## OVERVIEW

33 Frederick Street has most recently been occupied by TrueNorth Wellness. The building was renovated in 1997 for office use. The building is 26,106 SF that includes a first floor, finished lower level and garage area. The building has gas FHA and CAC throughout. There is elevator access. The garage area can accommodate two vehicles. The building sits on .31 acres. The building has frontage on Frederick Street and Doss Alley. The property is listed for \$729,000.

## LOCATION

33 Frederick Street is located in downtown Hanover. The property is a half block west of the square and is easily accessible to Routes 94/194/116. Maryland is approximately a 10-minute drive from downtown Hanover. There are 12,000 cars per day on Frederick Street. Neighbors include the Hanover Borough, Wellspan, M&T, the redevelopment of Hanover Theater, among other downtown retailers and office uses.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	17,569	46,282	60,682
TOTAL EMPLOYEES	6,364	23,611	25,355
AVERAGE HHI	\$77,999	\$93,063	\$97,806
TOTAL HOUSEHOLDS	7,568	19,025	24,504

**TRAFFIC COUNTS: FREDERICK STREET ± 12,000 VPD**



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## FLOOR PLANS

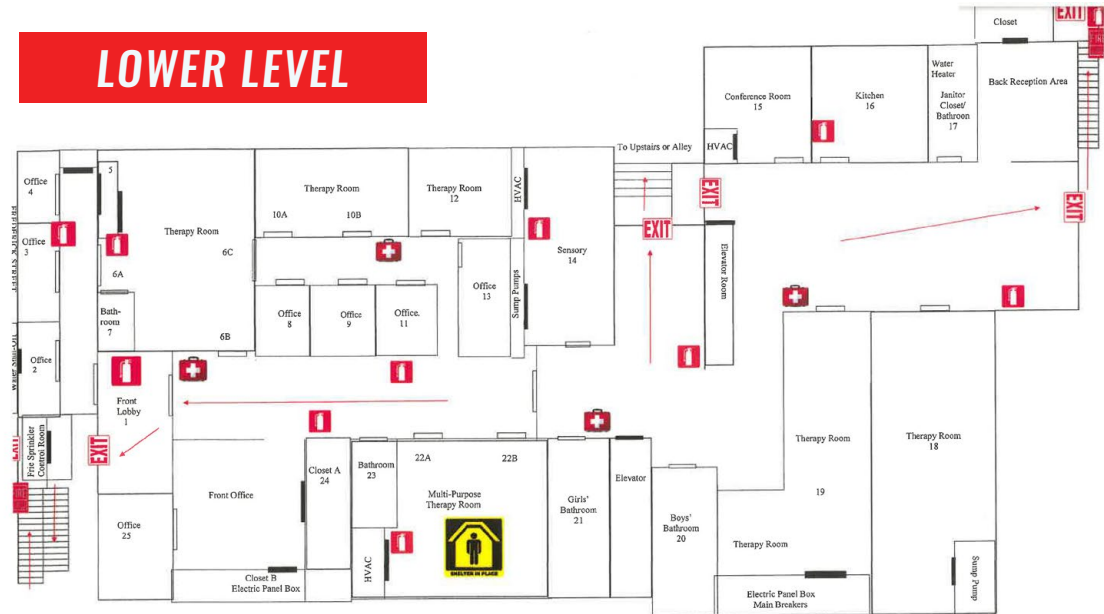
### MAIN LEVEL



F R E D E R I C K  
S T



### LOWER LEVEL



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## INTERIOR PHOTOS



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## MARKET AERIAL

### North Point Plaza



### North Hanover Mall



### Hanover Crossings



### Clearview Shopping Center



UPMC Pinnacle

**SITE**



### South Hanover Shopping Center



DOLLAR GENERAL



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# 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.



## LISTING AGENT:

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### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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### WEST CHESTER OFFICE:

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## CONTACT US

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