

636 Frederick Street

HANOVER, PA | 17331



±1,192 SF RESIDENCE
±6,494 SF WAREHOUSE
FOR SALE



Ryan Myers | Francesco Conigliaro
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

636 Frederick Street

± 1,192 - 6,494 SF
FOR SALE

PROPERTY OVERVIEW

This property consists of a 6,494 SF warehouse and a 1,192 SF (2BR/1BA) residence. The warehouse has road frontage on W Middle Street. The building has 18-24' clearance and 3 phase 220V/400A power. There is a 16' x 24' drive-in door. The building has infrared and radiant floor gas heat. The building is concrete block with a rubber roof. There is a small, paved area for off-street parking. The residence is occupied on a month-to-month basis. The lease would require 60 days' notice for termination. The residence is zoned Highway Business, and the warehouse is zoned R-8 in Penn Township. The annual real estate taxes are approximately \$7,600. The property is available for sale at \$375,000

LOCATION

The property is located with frontage on Frederick Street and West Middle Street on the west side of Hanover. Frederick Street is also SR 194 that leads to Littlestown. Other easily accessible routes include Rt 94, Rt 116. Hanover is located about an hour north of Baltimore, and 45 minutes south of Harrisburg, 30 minutes west of York, and 20 minutes southeast of Gettysburg. The neighboring uses include residential and commercial.



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TOTAL POPULATION

47,504

60,208

85,885

TOTAL EMPLOYEES

23,311

25,259

31,397

AVERAGE HHI

\$93,404

\$97,811

\$99,607

TOTAL HOUSEHOLDS

19,474

24,278

34,337

TRAFFIC COUNTS: **Frederick St** ±11,000 VPD



Ryan Myers | Francesco Conigliaro

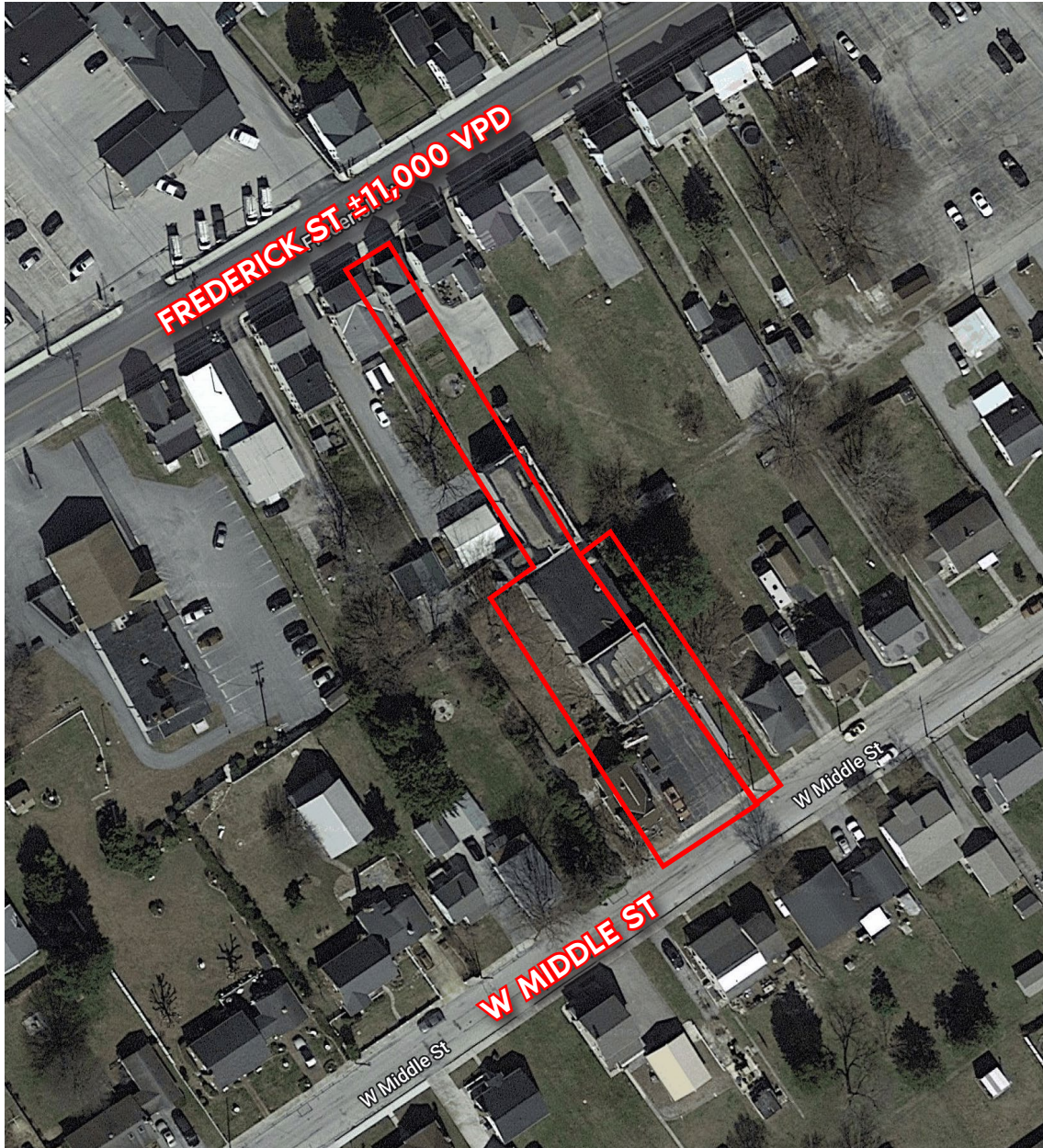
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

636 Frederick Street

± 1,192 - 6,494 SF
FOR SALE



Ryan Myers | Francesco Conigliaro
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

636 Frederick Street

± 1,192 - 6,494 SF
FOR SALE

MARKET OVERVIEW

North Point Plaza



North Hanover Mall



Hanover Crossings



Clearview Shopping Center



SITE

South Hanover Shopping Center



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 AGENTS:

Ryan Myers

RMyers@bennettwilliams.com

Francesco Conigliaro

FConigliaro@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

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

WEST CHESTER OFFICE:

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

CONTACT US

717.843.5555 | www.bennettwilliams.com

