

± 1 - 6.9 ACRES

# Gateway EAST

FOR SALE/LEASE

WILSON AVE | HANOVER, PA 17331



## PROPERTY OVERVIEW

Gateway East is the second phase of Gateway Hanover. Gateway East consists of several parcels. The remaining acreage ranges from 1-6.9 acres of commercial land with frontage on Wilson Ave. The available land will have signalized access to Wilson Avenue. The rear portion of Lot 11 is under construction with Tractor Supply. Lots 12 and 13 will be developed by utility companies. Wilson Avenue is a four lane roadway that connects Route 94 to Eisenhower Drive.

Gateway East is adjacent to Gateway Hanover, which includes anchors of Target, Sam's Club, Hobby Lobby, Dick's, Old Navy and more.

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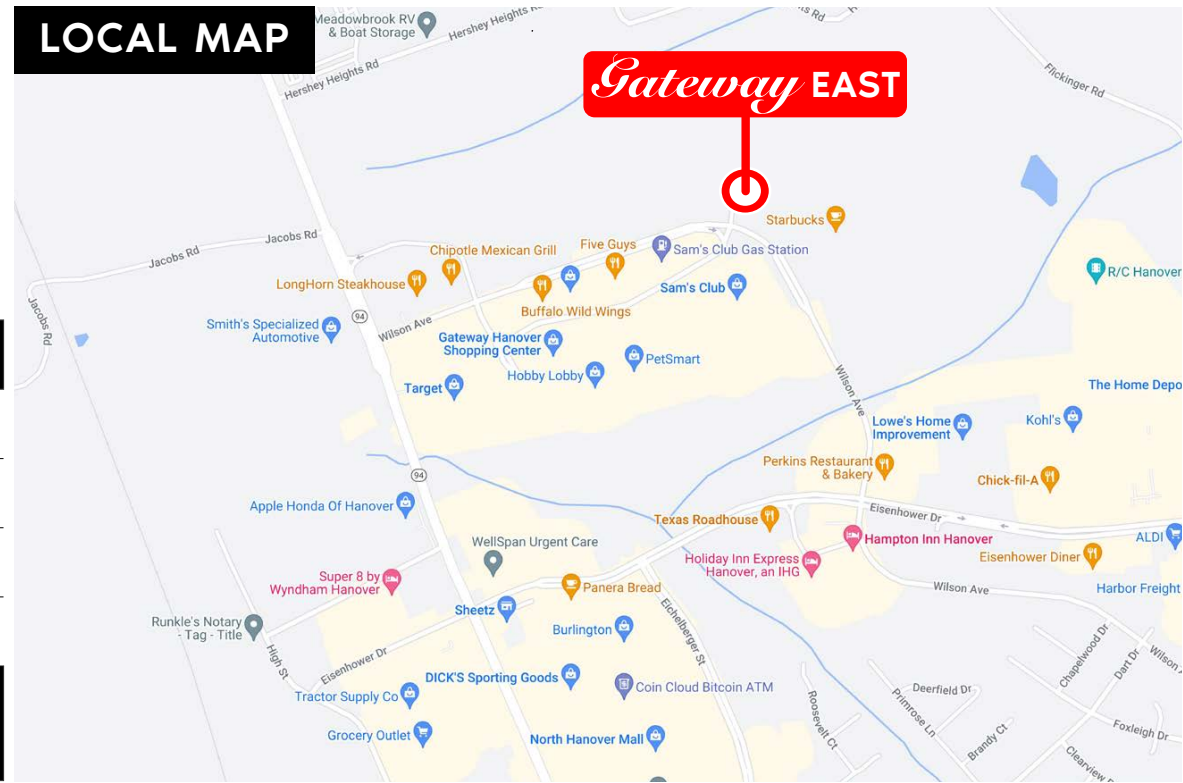
# Gateway EAST

## PROPERTY LOCATION OVERVIEW

### LOCATION

Gateway East is positioned with frontage on Wilson Avenue, which connects Route 94 (Carlisle Street) to Eisenhower Drive. Gateway East is located in north Hanover, where most of the retail activity is located. There are new residential developments occurring north and east of this site. The retail trade area extends out further than 10-15 miles, attracting a vast customer base.

### LOCAL MAP



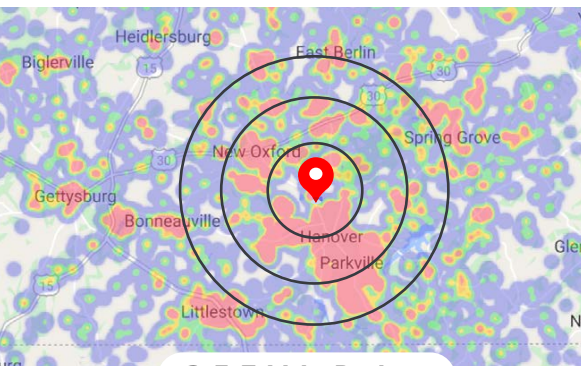
### DEMOGRAPHICS

3 MILE      5 MILE      7 MILE

POPULATION	35,268	63,574	80,375
TOTAL EMPLOYEES	25,097	33,346	34,928
AVERAGE HHI	\$69,975	\$78,536	\$78,925
TOTAL HOUSEHOLDS	14,969	25,877	32,091

### TRAFFIC COUNTS:

**Carlisle Street** ± 23,000 VPD | **Wilson** ± 11,000 VPD



3-5-7 Mile Radius

# of Visits



### TRADE AREA

The site shows a 30-minute drive time demographic of over 146,844 people with household incomes of more than \$65,401 and daytime employment demographics equally as strong with 76,185. The demographics within a 20-mile radius include 182,044 people in 73,446 homes, a labor force of 87,555 with an average household income of \$64,547. The area's growth since 2000 has increased over 1.2% with 926 new homes.



Dave Nicholson | Ryan Myers

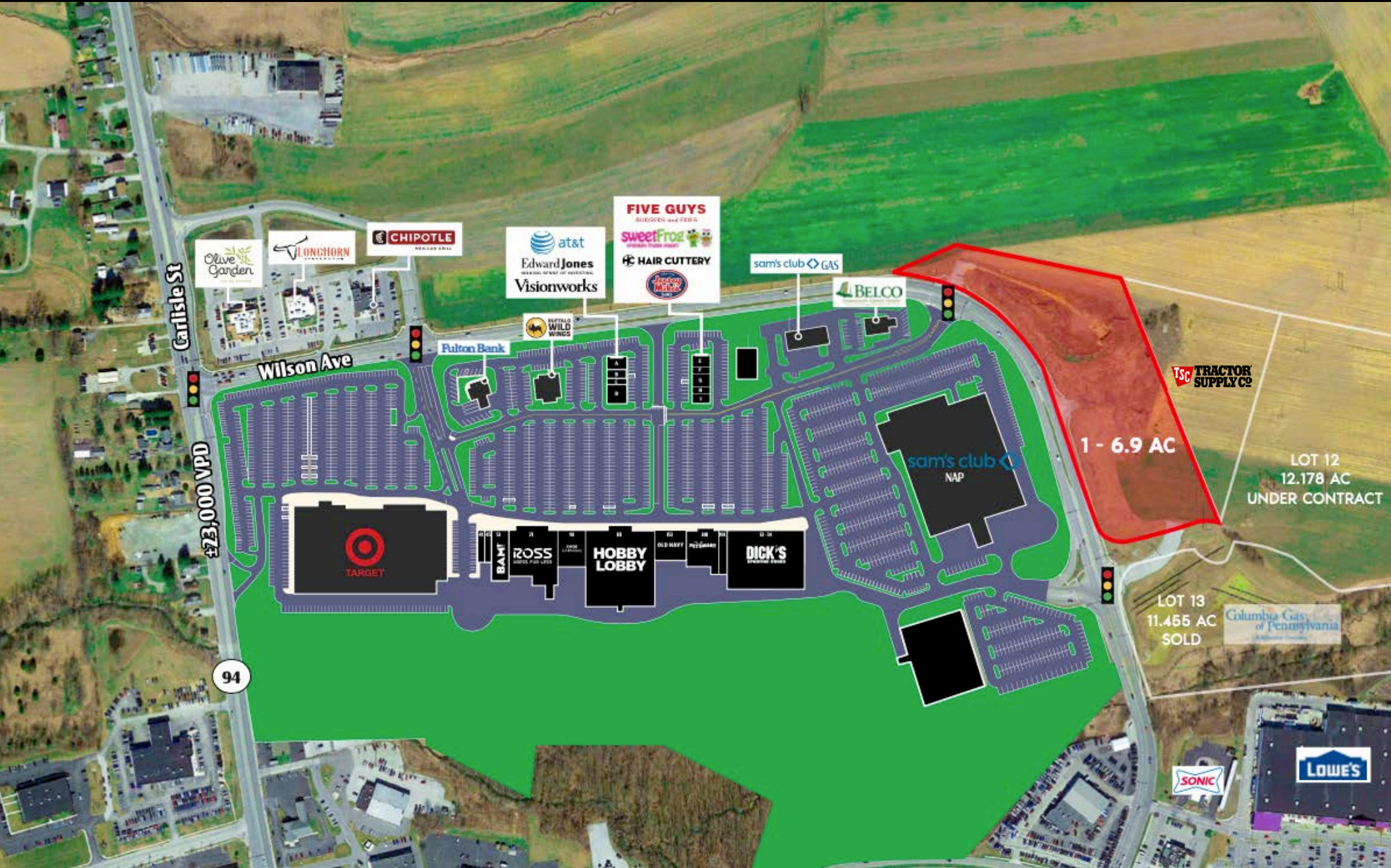
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# SITE PLAN



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# RETAIL MARKET AERIAL

## MARKET AERIAL



# 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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