

# 301 W Eisenhower Drive

HANOVER, PA | 17331

FOR **LEASE**  
± 1,900-2,565 SF Available



*Surrounding  
Retailers*



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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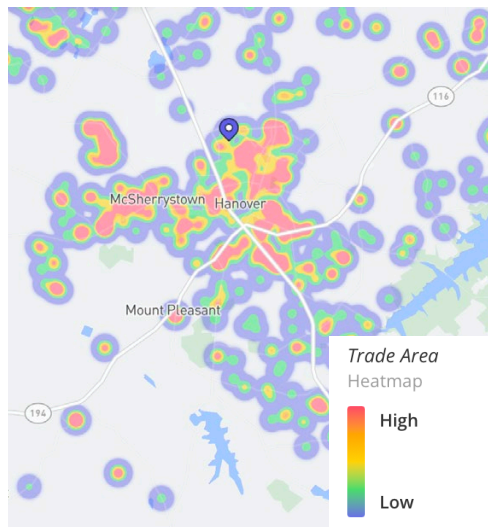
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## Property Overview

**301 West Eisenhower Drive** features a former Rite Aid Pharmacy strategically positioned at a signalized intersection in the heart of the North Hanover retail market. This +/- 3.46 Acre tract features an excellent opportunity for any user looking to enter the Hanover market. With close proximity to retailers such as Walmart, Target, Lowe's, Home Depot, Chick Fil A, Giant, Aldi and more. 301 West Eisenhower Drive offers an excellent opportunity for any convenience, medical, or retail user looking to utilize this high-profile lot. Contact our team today for more information!



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	38,388	65,254	82,269
TOTAL EMPLOYEES	22,399	29,026	30,458
AVERAGE HHI	\$87,500	\$96,158	\$99,294
TOTAL HOUSEHOLDS	16,114	26,432	32,797

**TRAFFIC COUNTS: W Eisenhower Dr - ±16,740 VPD**



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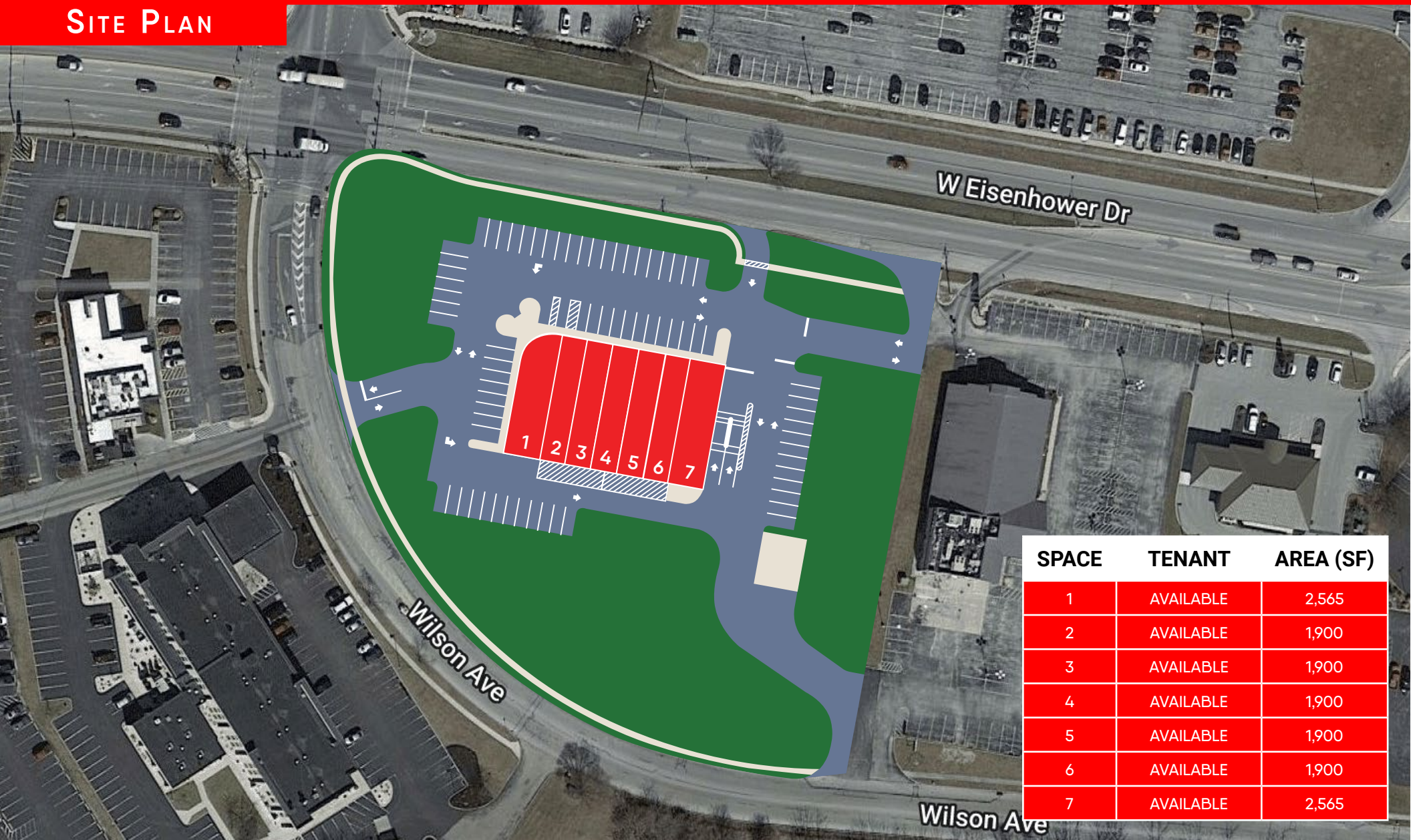
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## SITE PLAN



SPACE	TENANT	AREA (SF)
1	AVAILABLE	2,565
2	AVAILABLE	1,900
3	AVAILABLE	1,900
4	AVAILABLE	1,900
5	AVAILABLE	1,900
6	AVAILABLE	1,900
7	AVAILABLE	2,565



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## MARKET AERIAL



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# Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### Cale Bruso

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### Brad Rohrbaugh

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### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

