

# 301 W Eisenhower Dr

HANOVER, PA | 17331

FOR **LEASE**

TWO PAD SITES



*Nearby*

**GIANT**

**Walmart**  
Save money. Live better.



**LOWE'S**



**Join: Wawa**



Adam Hagerman | Cale Bruso | Blake Shaffer | Brad Rohrbaugh | Chad Stine

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

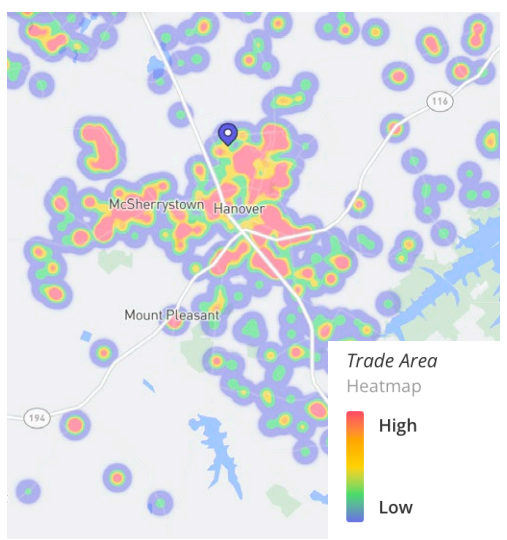


COMMERCIAL BROKERAGE. *Redefined.*



## Property Overview

301 West Eisenhower Drive features a +/- 3.50 Acre tract slated for redevelopment. Given its strategic positioning at a signalized intersection, 301 West Eisenhower Drive offers an excellent opportunity to any pad user looking to enter the North Hanover market. The redevelopment will be anchored by a brand-new Wawa and feature two free-standing pads that are available for lease or build-to-suit. With close proximity to retailers such as Walmart, Target, Lowe's, Home Depot, Chick Fil A, Giant and more, this project offers an excellent opportunity for any pad user looking to enter the Hanover market. 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
<b>TRAFFIC COUNTS: W Eisenhower Dr - ±16,740 VPD</b>			

# SITE PLAN



Adam Hagerman | Cale Bruso | Blake Shaffer | Brad Rohrbaugh | Chad Stine  
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# MARKET AERIAL

## Gateway Hanover SC



**Site**



## North Hanover Mall



## North Point Plaza SC



## Clearview Shopping Center



## Hanover Crossing SC



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# MARKET AERIAL



**Gateway Hanover SC**

Olive Garden | LONGHORN STEAKHOUSE | Target | Starbucks  
 CHIPOTLE | OLD NAVY  
 HOBBY LOBBY | PETSMART | BUFFALO WILD WINGS  
 sam's club | CARNIVAL | AT&T

LOWE'S | McDonald's | DOLLAR TREE  
 KOHL'S | Staples  
 Perkins | petco | MATTRESS Warehouse  
 SONIC | Chick-fil-A | THE TRUCKEE | Red Lobster | goodwill

**North Point Plaza SC**

TSC TRACTOR SUPPLY CO. | JOANN  
 GROCERY OUTLET | BIG LOTS! | EL RODEO  
 Bargain Market | Advance/Auto Parts | KFC | Pizza Hut

Super 8 | HOSS'S STEAKHOUSE

verizon | Denny's

**Site**

Holiday Inn Express | Hampton Inn

**Hanover Crossing SC**

Walmart | HARBOR FREIGHT TOOLS  
 hair cutters | ALDI | Arby's | FINE WINE & GOOD SPIRITS  
 RED LOBSTER | T.J. MAXX | Firestone | GIANT

**North Hanover Mall**

Burlington | Rural King  
 holiday hair | T Mobile | Panera BREAD  
 SHEETZ | AutoZone

**Clearview Shopping Center**

MONRO AUTO SERVICE AND TIRE CENTERS | SUBWAY  
 DOLLAR GENERAL | finito's  
 AAA | T Mobile

PLAZA AZTECA

McDonald's

Utz

weis

Utz

Futter's

# Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD  
REPRESENTATION

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REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
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## 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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## CONTACT US

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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.

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.

