

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

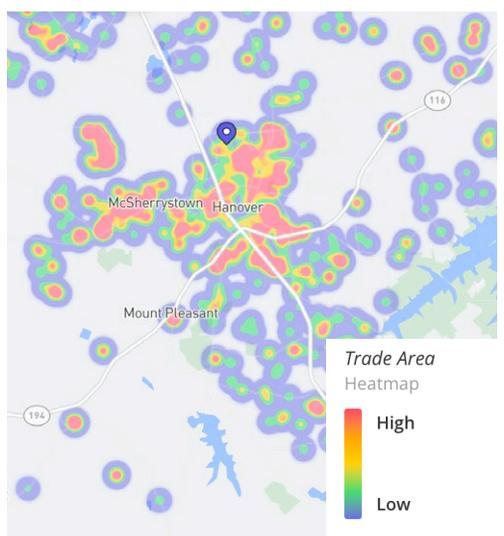


COMMERCIAL BROKERAGE. *Redefined.*



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

SITE PLAN: Option 1



W EISENHOWER DR - ±16,740 VPD

W Eisenhower Dr

W Eisenhower Dr

Denny's

Mod Wash

Hampton Inn

Wilson Ave

Wilson Ave

Wilson Ave



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SITE PLAN: Option 2



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MARKET AERIAL

Gateway Hanover SC



Site



North Hanover Mall



North Point Plaza SC



Hanover Crossing SC



Clearview Shopping Center



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MARKET AERIAL

Gateway Hanover SC

- Olive Garden
- LONGHORN STEAKHOUSE
- CHIHOTLE
- OLD NAVY
- Starbucks
- Target
- Buffalo Wild Wings
- AT&T
- CARNIVAL
- PET SMART
- SHOE
- LOBBY
- HOBBY
- sam's club

North Point Plaza SC

- TRACTOR SUPPLY CO
- JOANN
- GROCERY OUTLET
- BIG LOTS!
- Advance Auto Parts
- KFC
- Pizza Hut
- EL RODEO
- Authentic Mexican Restaurant

Clearview Shopping Center

- MONRO
- SUBWAY
- DOLLAR GENERAL
- AAA
- finito's
- T Mobile

North Hanover Mall

- Burlington
- Rural King
- holiday hair
- T Mobile
- Panera
- SHEETZ
- RiteAid

Hanover Crossing SC

- Walmart
- HARBOR FREIGHT TOOLS
- hair cutters
- ALDI
- Arbys
- FINE WINE & GOOD SPIRITS
- RED LOBSTER
- TJ-maxx
- GIANT
- Firestone

Other Businesses: Super 8, HOSS'S STEAK & SEA, verizon, Denny's, Site, Hampton Inn, Holiday Inn Express, U-Turn, weis, U-Turn, Furrer's



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Bennett Williams

COMMERCIAL REAL ESTATE

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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.

