

±1,800 & 5,700 SF AVAILABLE FOR LEASE

28 BALTIMORE STREET

HANOVER, PA | 17331



NEARBY



britton coffee co.



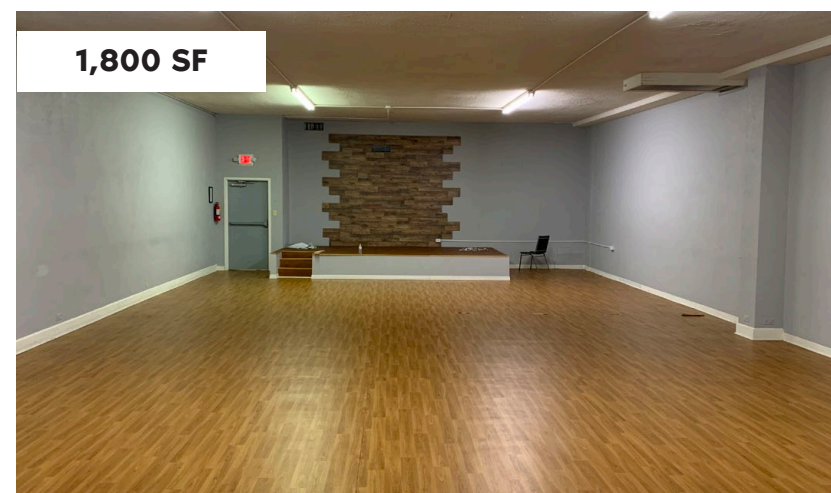
Ryan Myers, CCIM

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

COMMERCIAL BROKERAGE *Redefined.*

PROJECT OVERVIEW

28 Baltimore Street is a great downtown retail/office opportunity in Hanover, PA. The property is under new ownership. The building has two available spaces. 5,700 SF is located on the first floor. There is 1,800 SF of second floor space. There is a common shared access on Baltimore Street and, for the first floor, there could be another access point installed on the side of the building. The interior of both spaces are open, each with an exclusive restroom dedicated to the space. The property is adjacent to a 50+ space parking lot, which is owned by the Borough. Parking passes are available through the Borough. The lease rate for the 5,700 SF is \$4,750/mo and the lease rate for the 1,800 SF is \$1,500/mo, which includes utilities and operating expenses. The Tenant would be responsible for their build-out and signage.



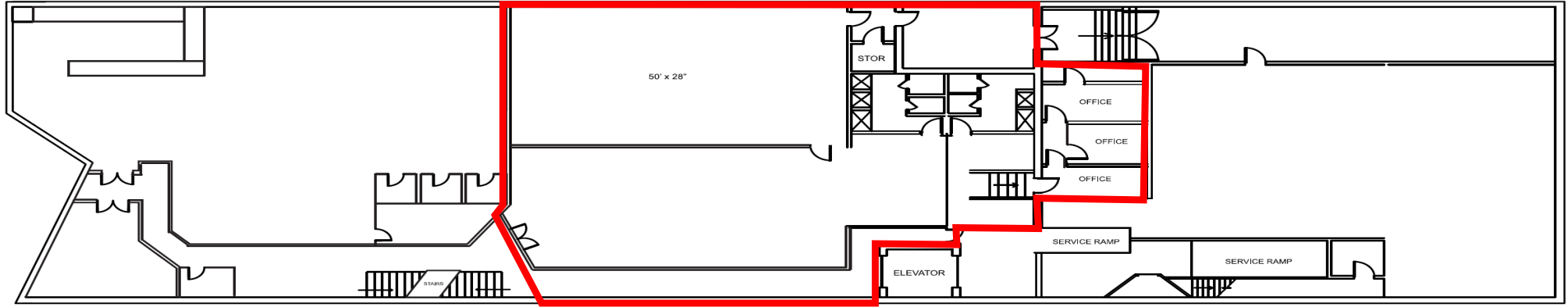
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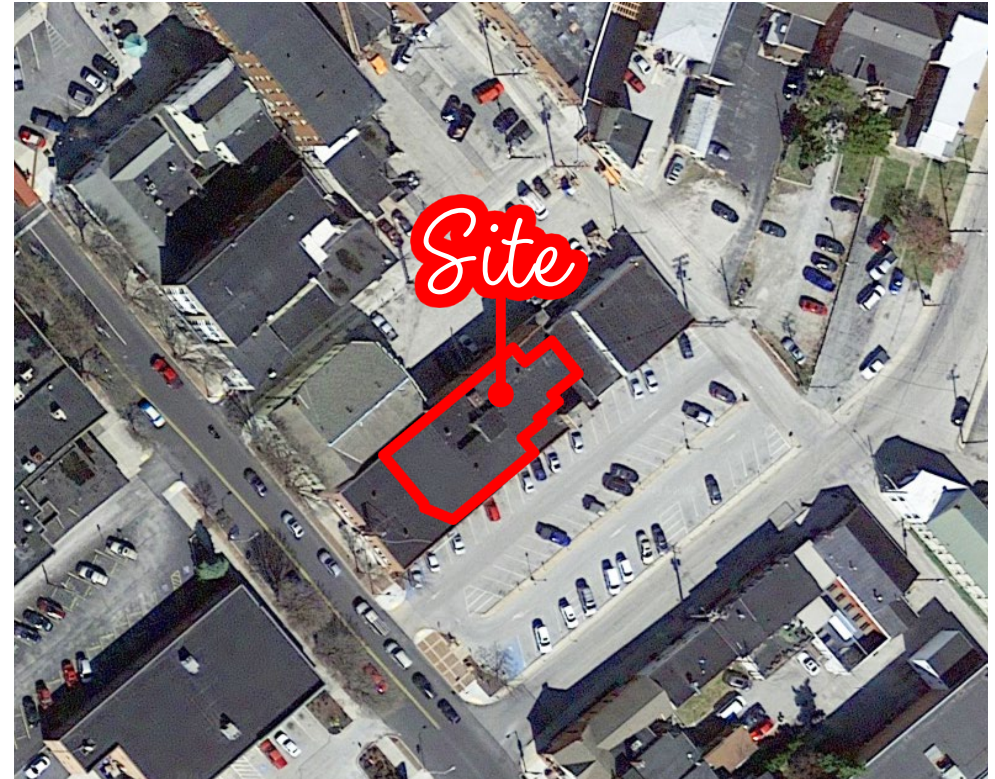
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FLOOR PLAN

28 BALTIMORE ST
HANOVER, PA | 17331



MAIN LEVEL FLOOR PLAN



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DEMOGRAPHICS



- 1 RITE AID
- 2 FAT BAT BREWING CO
- 3 LUCKY SPOT
- 4 BRITTON COFFEE CO
- 5 SOMETHING WICKED BREWING COMPANY
- 6 FAMOUS HOT WEINER
- 7 FAMILY DOLLAR
- 8 LINK'S MUSIC
- 9 MERLIN'S COFFEE
- 10 HANOVER AREA ARTS GUILD
- 11 READER'S CAFE
- 12 TIMELINE ARCADE
- 13 HANOVER MARKET HOUSE
- 14 HOTEL HANOVER
- 15 BLESSING RESTAURANT & PIZZA
- 16 THE CAKE BAR
- 17 TACOS Y TORTAS MEXICAN

LOCATION

This property is located in downtown Hanover within the first block, south of the square. The building has tenants-Redding Medical Supplies, Tops Tee Box, and Snow Hair Salon. There are a number of other downtown retailers within walking distance. Hanover is located approximately 10 miles north of Maryland. The building has 200' of exposed, exterior brick wall that has great visibility from traffic traveling northbound. A portion of this wall can be used for Tenant's signage.



POPULATION
 3 MILE- 47,187
 5 MILE- 62,485
 7 MILE- 87,687



EMPLOYEES
 3 MILE- 23,587
 5 MILE- 25,368
 7 MILE- 31,216



AVERAGE HHI
 3 MILE- \$94,268
 5 MILE- \$99,690
 7 MILE- \$101,930



HOUSEHOLDS
 3 MILE- 19,358
 5 MILE- 25,103
 7 MILE- 34,843



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

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

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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

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.

