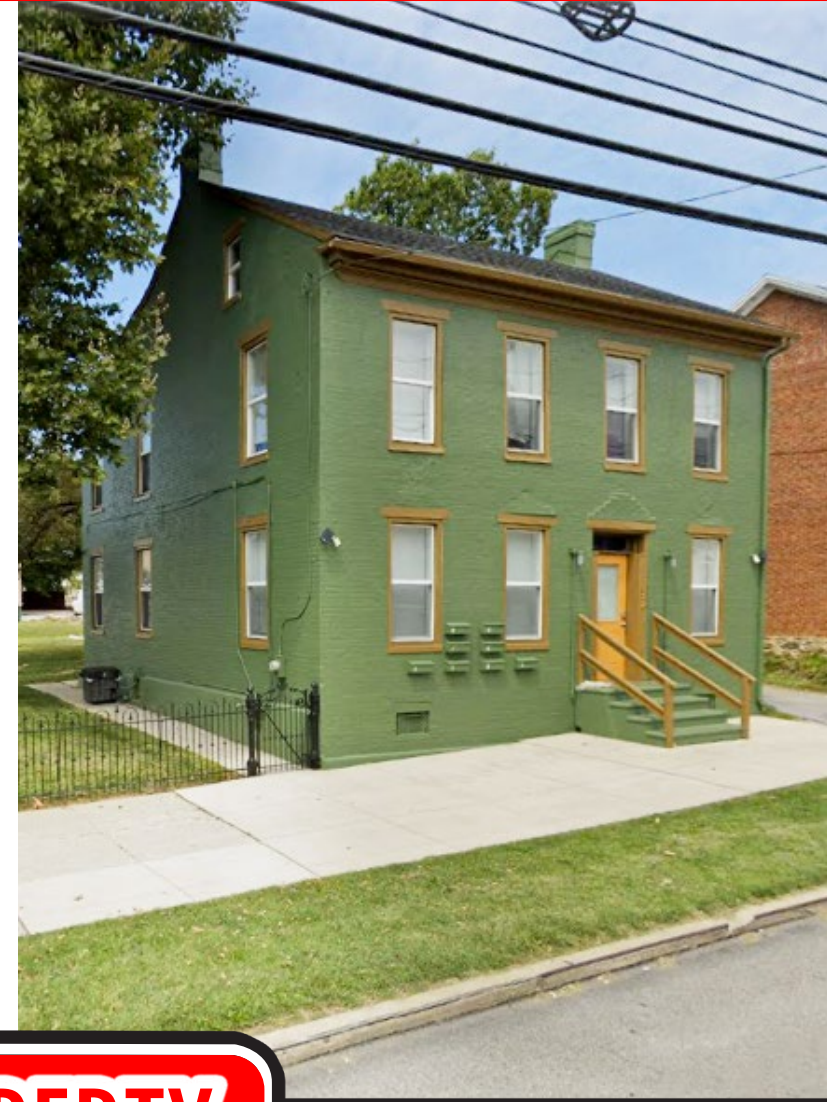


618-620 E MIDDLE ST & 572 BROADWAY

FOR SALE

HANOVER, PA | 17331



INVESTMENT PROPERTY



Ryan Myers, CCIM

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

COMMERCIAL BROKERAGE *Redefined.*



618 E MIDDLE ST | COMMON ENTRANCE



618 E MIDDLE ST | BEDROOM 5



620 E MIDDLE ST | BEDROOM 5

PROPERTY DETAILS

These three properties contain 22 efficiency apartments and 5 storage units. All buildings are in excellent condition and well managed. Generally, the properties operate at 97% occupancy or greater. The roofs were all replaced in 2021 and the HVAC systems were replaced in 2018/2019. Each efficiency unit is one bedroom, refrigerator, television, dresser and refrigerator. Each property has a full kitchen that is shared among the tenants. The owner has zoning approval from Hanover Borough for these efficiency units. Each building has a washer/dryer. The properties generate a gross income of approx. \$195K per year. The properties are being sold together and are available for sale at \$1,395,000

LOCATION

The properties are located in the Borough of Hanover. Surrounding uses include employers such as UPMC, RH Sheppard, Hanover Foods, Campbell's, Hanover School District. The primary retail area in north Hanover is approximately one mile north of these buildings. Public transportation is nearby. Hanover is located in York County, which is south central Pennsylvania. The town is anchored by strong employers and retail on the north side of town. The south side has experienced residential growth due to the proximity of the location near the PA/MD state line.



572 BROADWAY | KITCHEN 2



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COMMERCIAL BROKERAGE *Redefined.*

**618-620 E MIDDLE ST
& 572 BROADWAY**
HANOVER, PA | 17331

572 BROADWAY

620 E MIDDLE ST

618 E MIDDLE ST

±1,125 VPD

±9,300 VPD



POPULATION

3 MILE- 44,598
5 MILE- 64,389
7 MILE- 85,752



EMPLOYEES

3 MILE- 23,304
5 MILE- 26,546
7 MILE- 30,730



AVERAGE HHI

3 MILE- \$93,634
5 MILE- \$99,075
7 MILE- \$102,158



HOUSEHOLDS

3 MILE- 18,267
5 MILE- 25,957
7 MILE- 34,056



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COMMERCIAL BROKERAGE *Redefined.*

MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
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

LISTING AGENTS:



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RMyers@bennettwilliams.com

CONTACT US

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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

