

1435 & 1449 CARLISLE PIKE

NEW OXFORD, PA | 17350

SITE
1.15 ACRES
FOR LEASE/SALE

Carlisle Pike ±22,000 VPD

NEARBY



Abe Khan | Francesco Conigliaro | Shayan Tabatabai | Brad Rohrbaugh | Chad Stine
For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined*

PROPERTY OVERVIEW

1449 Carlisle Pike (Rt 94) is a ±1.15-acre parcel of land in Hanover, PA, ideally situated near the market's main retail corridors. The site is zoned highway commercial in Conewago Township, making it ideal for a mix of different users. Nearby National Retailers include Target, Sam's Club, Hobby Lobby, Lowe's, and Home Depot, just to name a few. The site benefits from high visibility and exposure with ±22,000 vehicles passing per day, exceptional frontage on Carlisle Pike, and easy access.

SITE

Carlisle Pike ±22,000 VPD



GATEWAY HANOVER SC

- Target
- Hobby Lobby
- ROSS DRESS FOR LESS
- Starbucks
- PETSMART
- OLD NAVY
- SHOE CARNIVAL
- AT&T
- BUFFALO WILD WINGS
- BAM! BOOKS-A-MILLION
- sam's club

Other visible logos: CHIPOTLE MEXICAN GRILL, LONGHORN STEAKHOUSE, Olive Garden ITALIAN KITCHEN



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CONCEPTUAL SITE PLAN



DEMOGRAPHICS



POPULATION
1 MILE- 36,572
3 MILE- 67,242
5 MILE- 84,505



EMPLOYEES
1 MILE- 22,132
3 MILE- 28,867
5 MILE- 30,475





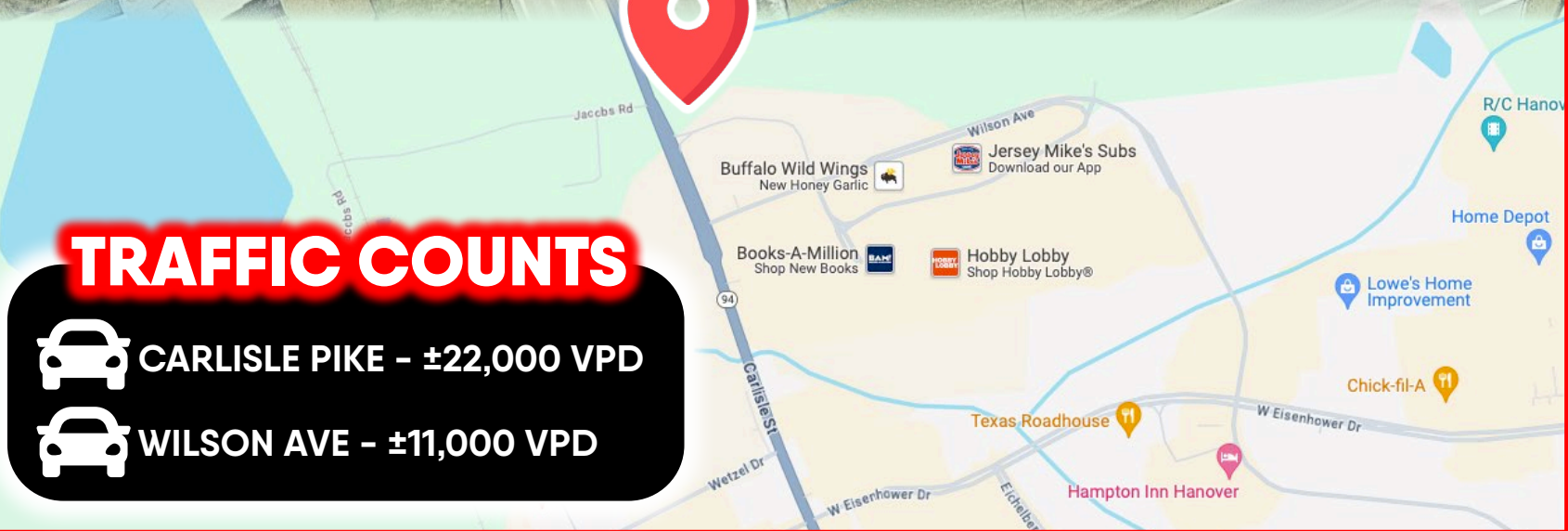
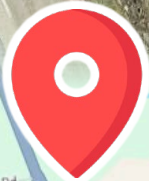
AVERAGE HHI
1 MILE- \$89,743
3 MILE- \$96,989
5 MILE- \$100,930



HOUSEHOLDS
1 MILE- 15,325
3 MILE- 27,180
5 MILE- 33,625

TRAFFIC COUNTS

-  CARLISLE PIKE - ±22,000 VPD
-  WILSON AVE - ±11,000 VPD



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MARKET AERIAL

SITE

GATEWAY HANOVER SC

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

LOWE'S | McDonald's | DOLLAR TREE | KOHL'S
 Perkins | OLD NAVY | Staples
 SONIC | petco | MATTRESS Warehouse
 Chick-fil-dee | Firehouse Subs | 9 | goodwill

NORTH POINT PLAZA SC

TRACTOR SUPPLY CO | JOANN
 GROCERY OUTLET | BIG LOTS | EL RODEO
 Advance Auto Parts | KFC | Pizza Hut

NORTH HANOVER MALL

Durlington | Rural King | holiday hair | T Mobile | Panera
 SHEETZ | AutoZone

HANOVER CROSSING SC

Walmart | GIANT | Harbor Freight Tools | ALDI | T.J. MAXX | Firestone
 RED LOBSTER | FINE WINE & GOOD SPIRITS

HICKORY FALLS FAMILY ENTERTAINMENT CENTER

HANOVER BOWLING CENTRE

PLATINUM FITNESS

THE MARKETS AT HANOVER

HILLSIDE MEDICAL CENTER

HANOVER MIDDLE SCHOOL

HANOVER MENNONITE SCHOOL

HANOVER HIGH SCHOOL

WASHINGTON ELEMENTARY SCHOOL

PLAZA AZTECA



UPMC

HANOVER FOODS DISTRIBUTION



CONEWAGO TOWNSHIP ELEMENTARY SCHOOL



DELONE CATHOLIC HIGH SCHOOL



Bennett Williams

COMMERCIAL REAL ESTATE

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:

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Moorestown, NJ 08057

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REPRESENTATION

TENANT
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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 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.

