

1435 & 1449 CARLISLE PIKE

NEW OXFORD, PA | 17350

SITE
1.15 ACRES
FOR LEASE/SALE

Carlisle Pike ±22,000 VPD

NEARBY



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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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



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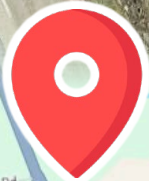
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CONCEPTUAL SITE PLAN



Jacobs Rd

2,500 SF



TRAFFIC COUNTS



CARLISLE PIKE - ±22,000 VPD



WILSON AVE - ±11,000 VPD

Buffalo Wild Wings
New Honey Garlic

Books-A-Million
Shop New Books

Jersey Mike's Subs
Download our App

Hobby Lobby
Shop Hobby Lobby®

Home Depot

Lowe's Home Improvement

Chick-fil-A

Texas Roadhouse

Hampton Inn Hanover



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

DEMOGRAPHICS



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MARKET AERIAL

SITE

GATEWAY HANOVER SC

Olive Garden LONGHORN STEAKHOUSE
 CHIPOTLE OLD NAVY
 HOBBY LOBBY PET SMART
 sam's club SHOE CARNIVAL AT&T

LOWE'S McDonald's DOLLAR TREE
 Perkin's OLD NAVY Staples
 SONIC petco MATTRESS Warehouse
 Chick-fil-dee

NORTH POINT PLAZA SC

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

Supercuts
 HOSS'S STEAKHOUSE

verizon
 Denny's
 TEXAS

Hampton Inn

Hampton Inn Express

HANOVER CROSSING SC

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

NORTH HANOVER MALL

Durlington Rural King
 holiday hair T Mobile Panera
 SHEETZ AutoZone

McDonald's

utzi

utzi

weis

Rutter's

UPMC

Turkey Hill

Hardees

DELONE CATHOLIC HIGH SCHOOL

CONEWAGO TOWNSHIP ELEMENTARY SCHOOL

PLAZA AZTECA

HANOVER MENNONITE SCHOOL

Hampton Inn Express

Hampton Inn

HICKORY FALLS FAMILY ENTERTAINMENT CENTER

HANOVER BOWLING CENTRE

PLATINUM FITNESS

THE MARKETS AT HANOVER

HILLSIDE MEDICAL CENTER

HANOVER MIDDLE SCHOOL

HANOVER HIGH SCHOOL

WASHINGTON ELEMENTARY SCHOOL

HANOVER FOODS DISTRIBUTION

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

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

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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.

