

25-33 CARLISLE STREET

HANOVER, PA • 17331



NEARBY RETAILERS

**ROYAL
FARMS**

GREERS
BURGER GARAGE

FAT★BAT
BREWING CO

±30,112 SF

AVAILABLE FOR SALE



Ryan Myers, CCIM

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

This property was built as the Bank of Hanover's corporate office and then through a merger, occupied by PNC Bank. The property is a landmark location in Hanover. The building is made of two distinct areas. The former

retail bank branch was constructed in the early 1900's and renovated in 1980. This area is 7,382 SF. Ceiling heights are 30+ feet. There are tiled and marble walls, large windows, and a second floor conference room with a balcony that overlooks the first-floor area.

The second portion of the building is the executive offices. This portion of the building is two stories and is approximately 15,348 SF. There are numerous private offices with windows, small conference rooms and a large conference room on the second floor. Both floors have restrooms.

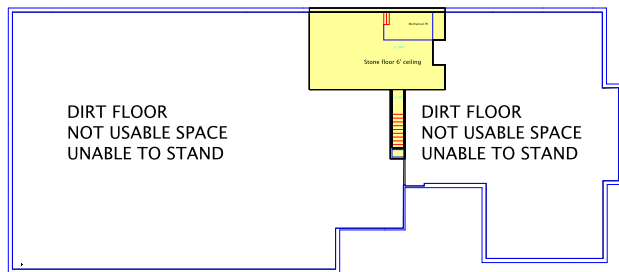
The property is made up of 4 parcels that total 1.04 acres. The property is zoned Downtown. The buildings are serviced by public water/public sewer/natural gas. The property has a surface parking lot of 70+ spaces that are fenced. A metering system for public parking on this lot was recently installed.



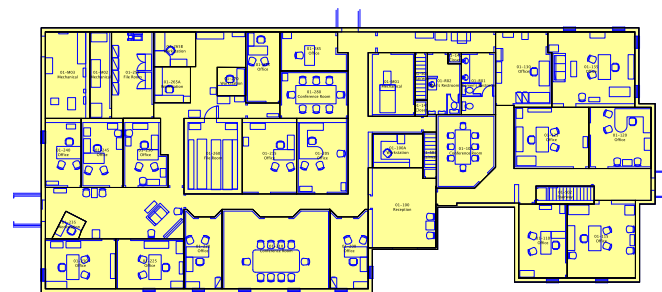
LOCATION OVERVIEW

This property is nearly half the block in downtown Hanover. The property has frontage on Carlisle Street (15,000 VPD), Railroad Street, and Bank Lane. While this property was home to Bank of Hanover's corporate office for nearly a century, the revitalization of the property is critical to the success of downtown Hanover.

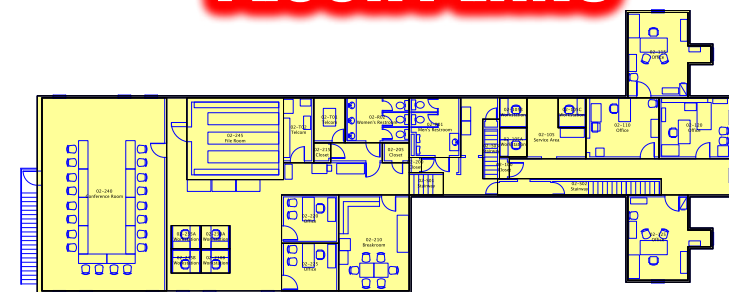
FLOOR PLANS



HANOVER ADMINISTRATION CENTER
LOWER LEVEL



HANOVER ADMINISTRATION CENTER
1ST FLOOR



HANOVER ADMINISTRATION CENTER
2ND FLOOR



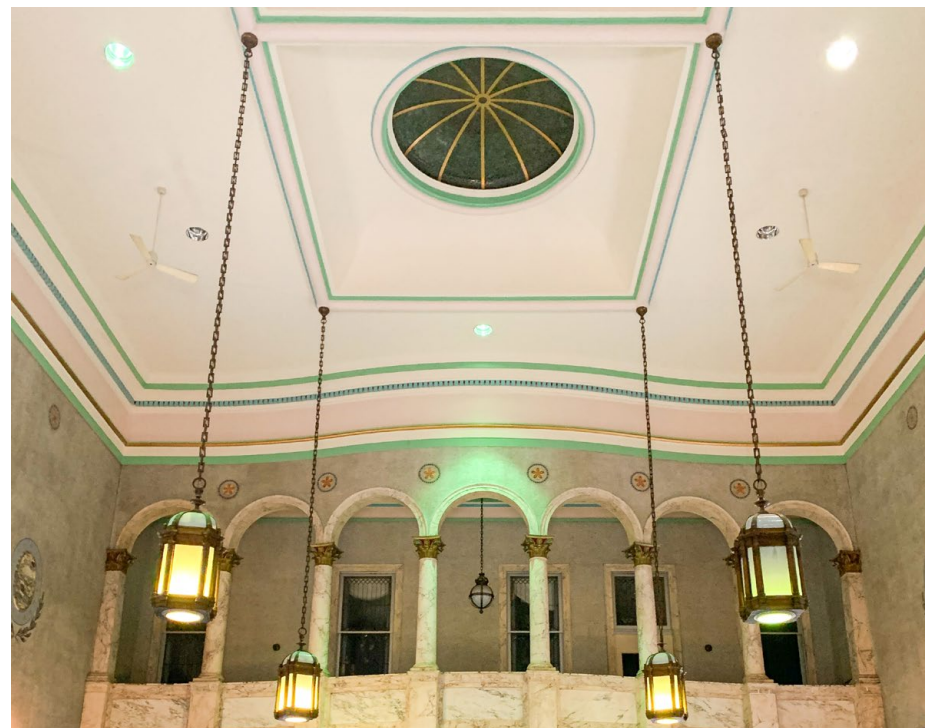
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INTERIOR PHOTOS





DEMOGRAPHICS

TRAFFIC COUNTS



POPULATION
 3 MILE- 47,359
 5 MILE- 63,006
 7 MILE- 88,385



EMPLOYEES
 3 MILE- 23,437
 5 MILE- 25,491
 7 MILE- 31,294



AVERAGE HHI
 3 MILE- \$94,305
 5 MILE- \$99,261
 7 MILE- \$101,940



HOUSEHOLDS
 3 MILE- 19,412
 5 MILE- 25,356
 7 MILE- 35,105



CARLISLE ST - ±15,000 VPD



CENTER SQ - ±12,000 VPD



PA-194 - ±4,000 VPD

MARKET AERIAL

GATEWAY HANOVER SC

LOWE'S **McDonald's** **DOLLAR TREE** **KOHL'S**
Perkins **OLD NAVY** **Staples**
SONIC **petco** **MATTRESS Warehouse**
Chick-fil-A **Chili's** **9**

HANOVER BOWLING CENTRE

THE MARKETS AT HANOVER

NORTH POINT PLAZA SC

Super 8 **Hoss's Steakhouse**

verizon **Denny's**

HILLSIDE MEDICAL CENTER

HANOVER MENNONITE SCHOOL

NORTH HANOVER MALL

HANOVER CROSSING SC

HANOVER MIDDLE SCHOOL

PLAZA-AZTECA

HANOVER HIGH SCHOOL

WASHINGTON ELEMENTARY SCHOOL



utz

weis

utz

Futter's

TurkeyHill

UPMC

HANOVER FOODS DISTRIBUTION

Reigel's Creamery

CONEWAGO TOWNSHIP ELEMENTARY SCHOOL

Hardee's

DELONE CATHOLIC HIGH SCHOOL

BARESVILLE ELEMENTARY SCHOOL

GREYS BURGER GARAGE

FAT-BAT BREWING CO

ROYAL FARMS

OAK

SITE

Something Wicked

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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CONTACT US

717.843.5555 | www.bennettwilliams.com

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 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.

