

1649 BROADWAY

HANOVER, PA • 17331



NEARBY RETAILERS

Walmart



GIANT



**±50,000 SF
WAREHOUSE
FOR LEASE**



Ryan Myers, CCIM

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

1649 Broadway was originally constructed as a manufacturing/warehouse/office facility. Because of the property's Shopping Commercial zoning, the building has partially been converted to a farmer's market, brewery/restaurant, banquet center. The rear of the building is separated from the retail portions of the property, creating 50,000 square feet of warehouse space available for lease. The warehouse has two exclusive docks and a shared drive-in door. New LED lighting. Ceiling clearance is 20' to the beam, 24' to the deck. The space offers gas heat and access to a restroom. There is adequate on-site vehicle parking. The lease rate is \$5.95/SF NNN.



LOCATION OVERVIEW

1649 Broadway is located on the north side of Hanover with access on Route 194. The location provides easy access to York, Gettysburg, Baltimore, and Harrisburg. Surrounding uses include Eisenhower Drive, The Markets at Hanover, Hanover Bowling Center, Crown Cork & Seal.

DEMOGRAPHICS



POPULATION

1 MILE- 1,796
3 MILE- 31,284
5 MILE- 64,614



EMPLOYEES

1 MILE- 2,638
3 MILE- 20,749
5 MILE- 28,705



AVERAGE HHI

1 MILE-\$120,982
3 MILE- \$86,117
5 MILE- \$97,450



HOUSEHOLDS

1 MILE- 808
3 MILE- 13,600
5 MILE- 26,557

TRAFFIC COUNTS



BROADWAY - ±12,000 VPD



EISENHOWER DR - ±16,000 VPD



CARLISLE ST - ±19,000 VPD



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SITE PLAN



 **CROWN**
Brand-Building Packaging™


PLATINUM
FITNESS


THE MARKETS
AT HANOVER

DOCK DOORS

50,000 SF
AVAILABLE


Hanover Centre
Bowling

SITE

Gateway Hanover Shopping Center

HOBBY LOBBY
KAY JEWELERS
ROSS DRESS FOR LESS
AT&T
Fulton Bank
OLD NAVY
PET SMART
BAM! BOOKS-A-MILLION
DICK'S SPORTING GOODS
SHEETS
FIVE GUYS BURGERS and FRIES
Jersey Mike's SUBS
sams club

MAVIS DISCOUNT TIRE

KOHL'S

LOWE'S

THE HOME DEPOT

DOLLAR TREE

Perkins RESTAURANT

petco

MATTRESS Warehouse

goodwill

Denny's

Chick-fil-ee

MOD PRIMA PASTA

STARBUCKS

SHEETZ

TEXAS ROADHOUSE

Panera BREAD

NISSAN

BOSS'S STEAK & SEA

verizon

McDonald's

pepperonis

POPEYES

North Point Plaza Shopping Center

Pizza Hut
KFC
TSC TRACTOR SUPPLY CO
GROCERY OUTLET
xfinity
JOANN
BIG LOTS!

Express

TRADITIONS BANK

Raymour & Flanigan FURNITURE MATTRESSES

ALDI

Hanover Crossing Shopping Center

GIANT
SUBWAY
SALLY BEAUTY
HomeGoods
Walmart
ULTA BEAUTY
TJ-maxx
GameStop
FINE WINE & GOOD SPIRITS
HARBOR FREIGHT TOOLS
RED LOBSTER
Firestone
Arbys
Wendy's

North Hanover Mall

Burlington
T Mobile
AutoZone
holiday hair
Rural King

Advance Auto Parts

TACO BELL

PAPA JOHN'S

Clearview Shopping Center

PLAZA-AZTECA
empire
T Mobile
MONRO
in finito's
SUBWAY

DUNKIN'

McDonald's

Utz

weis

Utz Factory Outlet

TurkeyHill

CVS pharmacy

MARKET AERIAL

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:

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

LISTING AGENTS:



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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 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.

