1649 BROADMAY HANOVER, PA • 17331







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



POPULATION1 MILE- 1,796
3 MILE- 31,284
5 MILE- 64,614



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



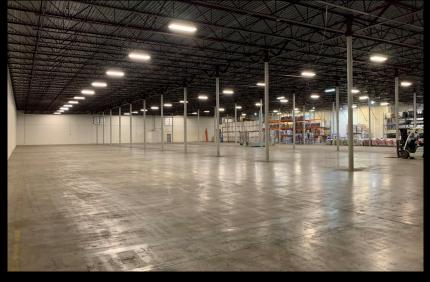
AVERAGE HHI1 MILE-\$120,982

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



















Q 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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TENANT REPRESENTATION INVESTMENT SALES PROPERTY MANAGEMENT



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