# 475 EAGLE AVE

HANOVER, PA · 17331



NEARBY RETAILERS

UPMC FA

FAMILY® DOLLAR

HANOVER SHOE FARMS

**SELL SPORTING GOODS** 

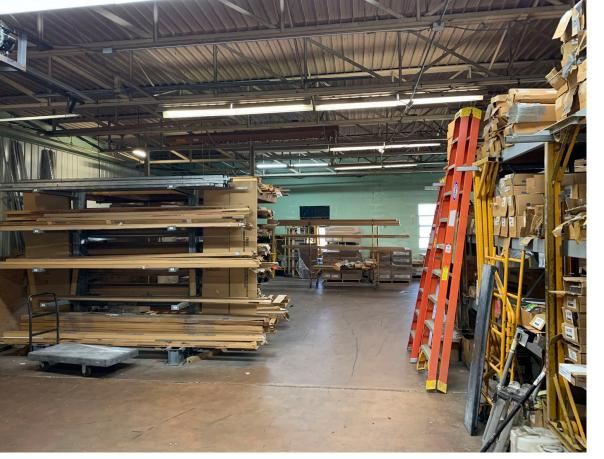
±6,000 SF AVAILABLE FOR SALE



Ryan Myers, CCIM







## PROPERTY OVERVIEW

This property is a well maintained 6,000 SF (60' x 100') office/warehouse building. The building has a lobby area, two large private offices, and two restrooms. The office area has gas FHA and CAC. The warehouse area is concrete floor with approximately 12' of clearance. There is one drive in door. The warehouse has Modine heat. The building sits on .3 acres. There are 9 paved parking spaces in the front of the building and a rear, paved lot to the rear of the building where the drive in door can be accessed. The property is located in Hanover Borough and is zoned R-5. Annual real estate taxes are approximately \$3,500. The asking price is \$350,000.





## LOCATION OVERVIEW

The property has frontage on Eagle Avenue, Orchard Street, and Pleasant Street Rear. The building sits a half block from York Street (SR 116). The location makes it easy to access most Hanover routes that lead to surrounding areas of York, Gettysburg, northern Maryland. Surrounding uses include WE Sell Sporting

Goods, UPMC, Family Dollar, Hanover Shoe Farms.



HANOVER STREET ELEMENTARY SCHOOL

SITE

HANOVER SHOE FARMS INC- FAIRGROUNDS







#### POPULATION

3 MILE- 46,176 5 MILE- 61,062

7 MILE- 84,752



#### **EMPLOYEES**

3 MILE-23,400 5 MILE-25,498

7 MILE- 30,941



#### **AVERAGE HHI**

3 MILE- \$95,128 5 MILE- \$100,506

7 MILE-\$102,374



#### **HOUSEHOLDS**

3 MILE- 19,215

5 MILE- 24,886

7 MILE-34,140



**YORK ST - ±13,000 VPD** 



**BALTIMORE ST - ±15,000 VPD** 



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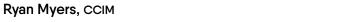






















## **Q** OUR LOCATIONS:

#### 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:



Ryan Myers, CCIM

RMyers@bennettwilliams.com

### LANDLORD REPRESENTATION

#### TENANT REPRESENTATION

#### INVESTMENT SALES

#### PROPERTY MANAGEMENT



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