

# 475 EAGLE AVE

HANOVER, PA • 17331



## NEARBY RETAILERS

**UPMC** **FAMILY DOLLAR.**  
**HANOVER** **SELL SPORTING GOODS**  
**SHOE FARMS**

**±6,000 SF**  
**AVAILABLE FOR SALE**



Ryan Myers, CCIM

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# 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.

Goods, UPMC, Family Dollar, Hanover Shoe Farms.



## DEMOGRAPHICS



### 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

## TRAFFIC COUNTS



YORK ST - ±13,000 VPD



BALTIMORE ST - ±15,000 VPD

# PHOTOS



# MARKET AERIAL

**NORTH POINT PLAZA SC**

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

**CLEARVIEW SC**

PLAZA AZTECA, F Mobile, finito's, MONRO, SUBWAY

**NORTH HANOVER MALL**

Burlington, T Mobile, AutoZone, holiday hair, Rural King

**HANOVER CROSSING SC**

GIANT, SUBWAY, SALLY BEAUTY, HomeGoods, Walmart, ULTA BEAUTY, T.J. MAXX, GameStop, RED LOBSTER, FIRESTONE, Arby's, Wendy's

**weis**

**UPMC**

**FAMILY DOLLAR**

**SITE**

HANOVER HIGH SCHOOL

HANOVER FOODS DISTRIBUTION

BARESVILLE ELEMENTARY SCHOOL

HANOVER STREET ELEMENTARY SCHOOL

WE SELL SPORTING GOODS

HANOVER SHOE FARMS INC- FAIRGROUNDS

# 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:



**Ryan Myers, CCIM**

[RMyers@bennettwilliams.com](mailto:RMyers@bennettwilliams.com)

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## 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.

