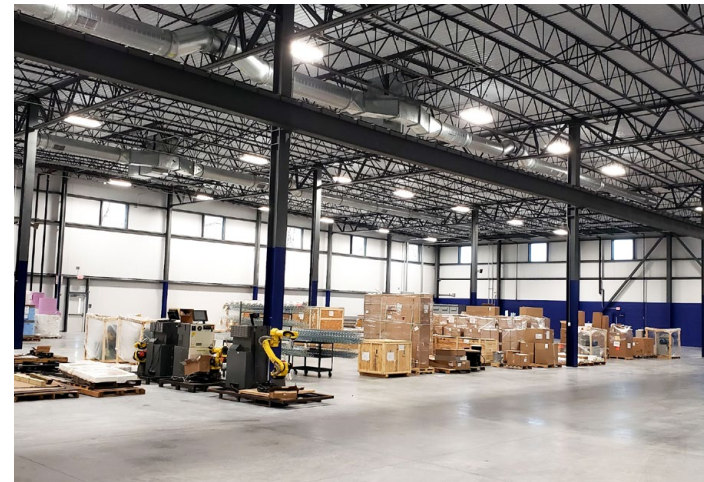
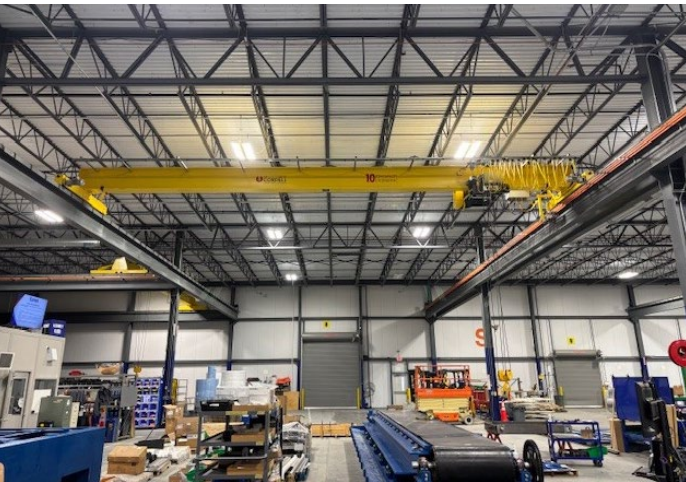


# 475 Fame Ave

HANOVER, PA · 17331



*For Lease*  
31,350 TOTAL SF AVAILABLE

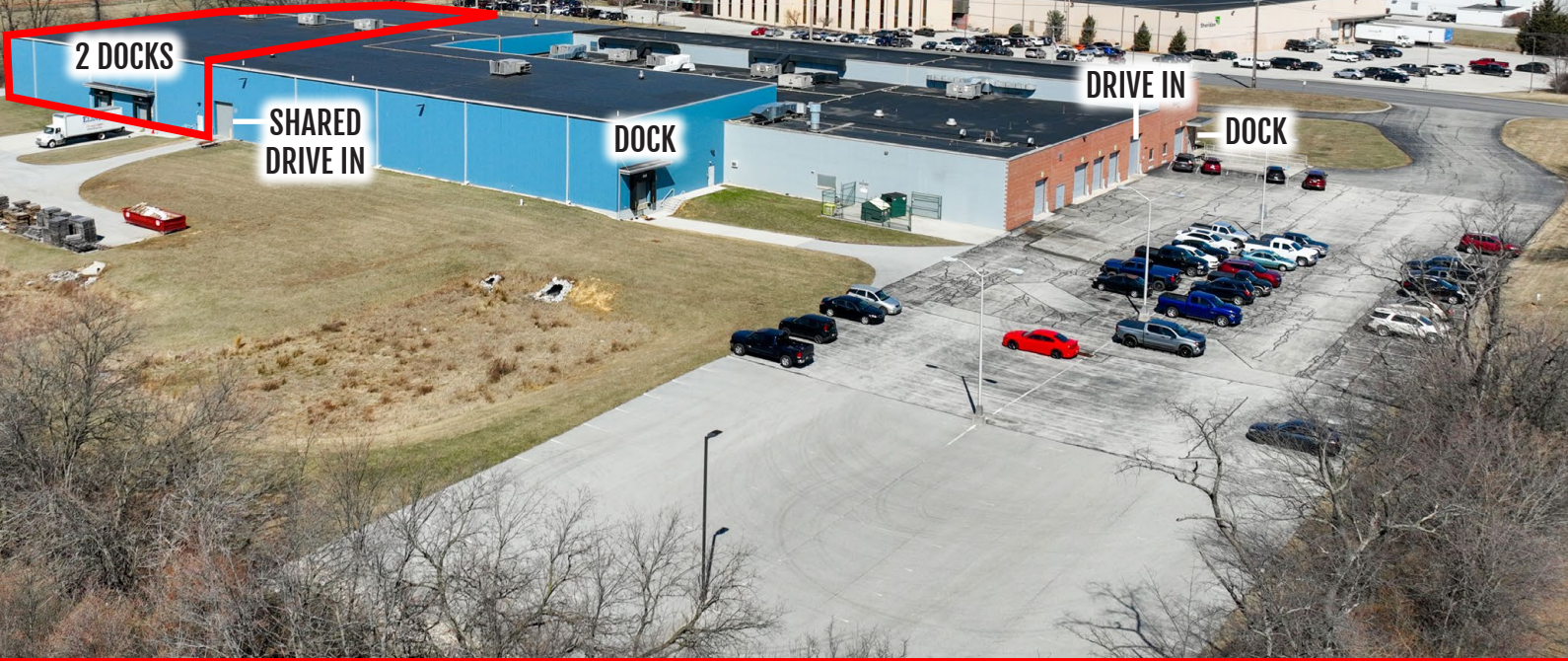


**RYAN MYERS, CCIM**

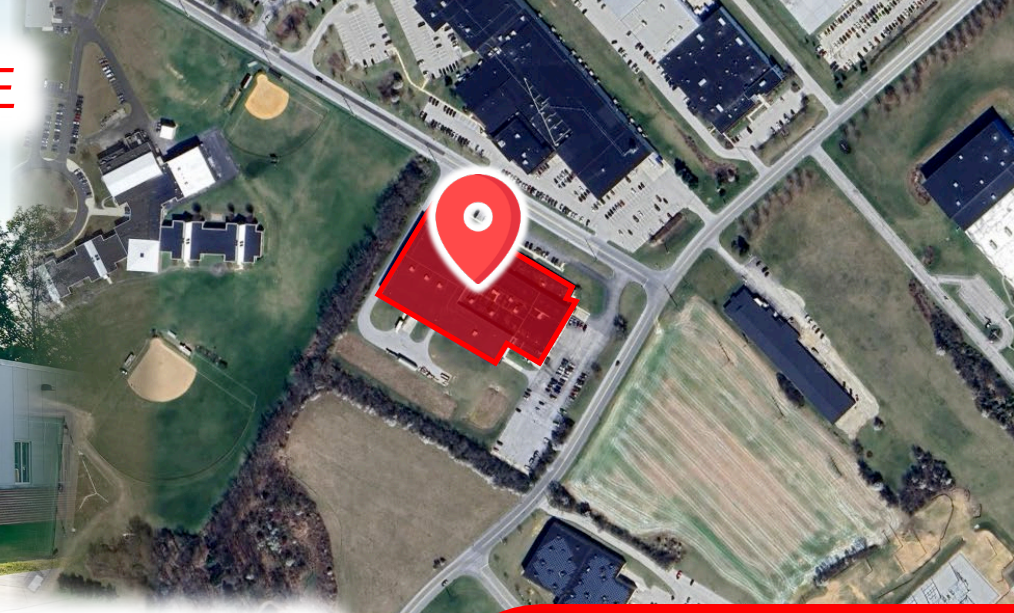
For Property Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

COMMERCIAL BROKERAGE *Redefined.*

HANOVER  
SCHOOL DISTRICT



31,350 TOTAL SF AVAILABLE | FOR LEASE



## PROPERTY OVERVIEW

Heavy manufacturing /warehouse available for lease. Approximately ±30,000 of extremely clean industrial space with 24' of clearance. This space is heated and air conditioned. There are 2 docks dedicated to this portion of the warehouse and one shared drive-in door. There is also a ±1,350 SF breakroom area.

## LOCATION OVERVIEW

The property is located in the Penn Township Industrial Park. This area is surrounded by other industrial uses. It is convenient to access Eisenhower Drive (retail) and Routes 194 and 94. Gettysburg and York are approximately 30 minute drive time. Baltimore is approximately an hour drive.



**POPULATION**  
3 MILE- 36,554  
5 MILE- 64,219  
7 MILE- 87,345



**EMPLOYEES**  
3 MILE- 21,532  
5 MILE- 27,078  
7 MILE- 32,101

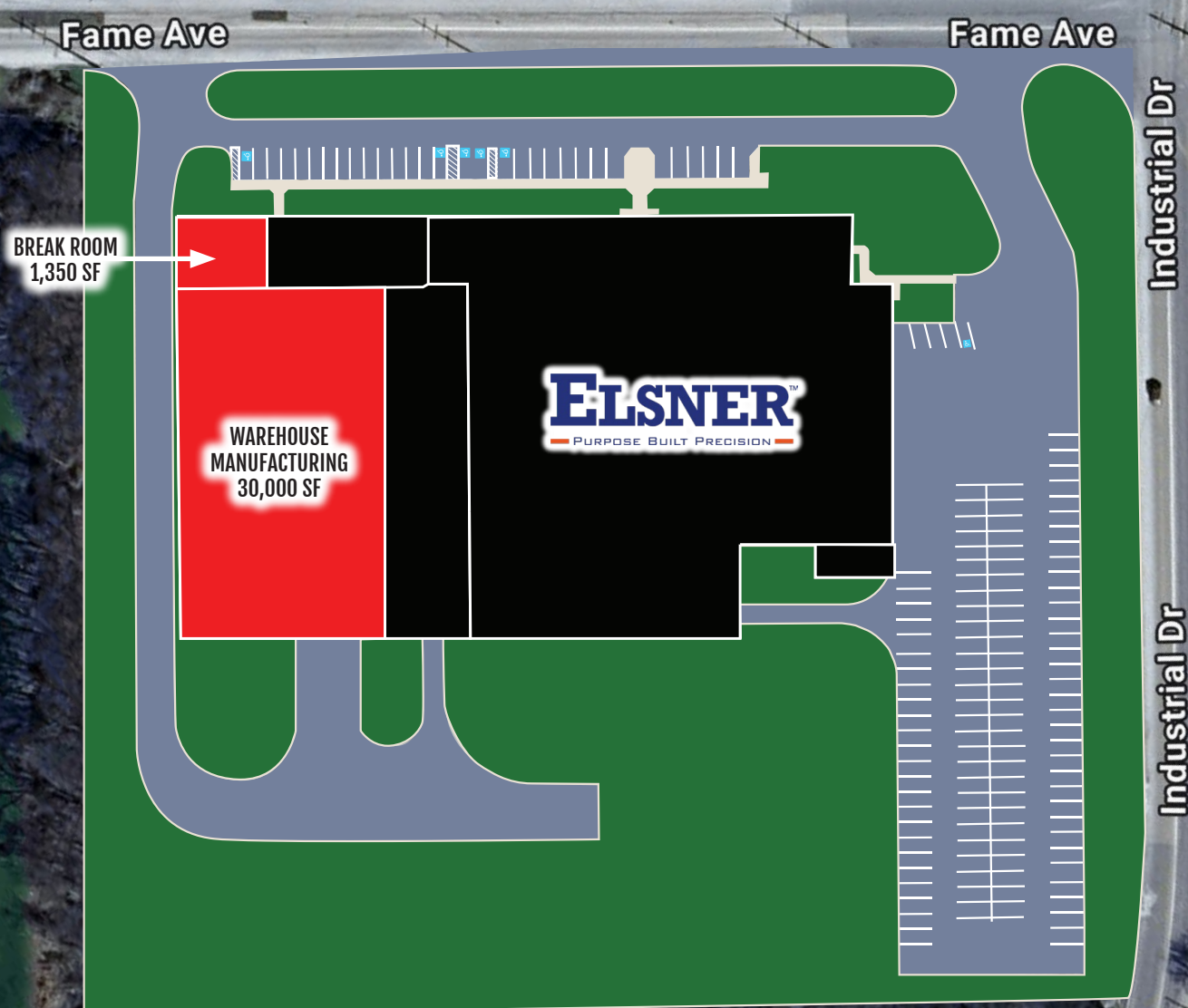


**AVERAGE HHI**  
3 MILE- \$91,573  
5 MILE- \$99,868  
7 MILE- \$102,209



**HOUSEHOLDS**  
3 MILE- 15,593  
5 MILE- 26,213  
7 MILE- 35,230

# SITE PLAN



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COMMERCIAL BROKERAGE *Redefined.*



**SITE**

**NORTH POINT PLAZA SC**

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

**CLEARVIEW SC**

PLAZA AZTECA  
empire  
F Mobile  
MONRO  
finito's  
SUBWAY

**NORTH HANOVER MALL**

Burlington  
AutoZone  
T Mobile  
holiday hair  
Rural King

**HANOVER CROSSING SC**

GIANT  
SALLY BEAUTY  
Walmart  
Tj-maxx  
RED LOBSTER  
Firestone  
SUBWAY  
HomeGoods  
ULTA  
GameStop  
HARBOR FREIGHT TOOLS  
Arby's  
Wendy's

utZ  
FACTORY OUTLET

utZ  
WAREHOUSE

weis

DUNKIN'  
McDonald's

utZ

Rutter's

HANOVER FOODS  
DISTRIBUTION

UPMC

BARESVILLE  
ELEMENTARY SCHOOL

britton coffee co.

FAMILY DOLLAR

WE SELL  
SPORTING GOODS

HANOVER SHOE FARMS  
INC- FAIRGROUNDS

HANOVER STREET  
ELEMENTARY SCHOOL

# MARKET OVERVIEW



**RYAN MYERS, CCIM**

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COMMERCIAL BROKERAGE *Redefined.*

# 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### RYAN MYERS, CCIM

RMyers@bennettwilliams.com

## CONTACT US

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

