

# 1090 CARLISLE STREET

HANOVER, PA • 17331



**SITE**

±16,000 VPD

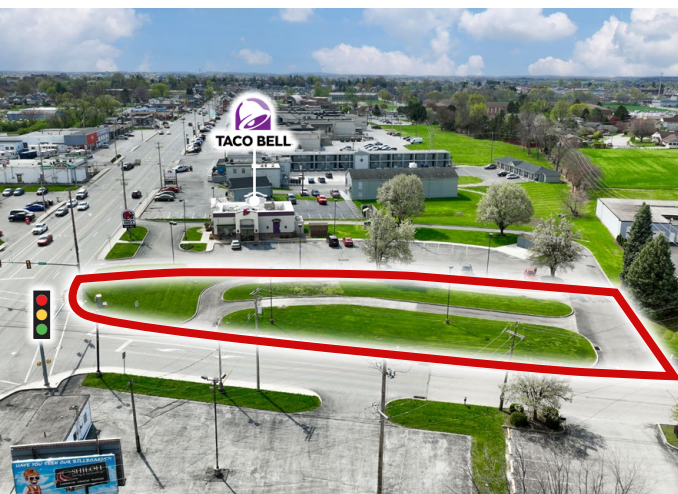
**FOR LEASE**



# PROPERTY OVERVIEW

Located in the heart of the Hanover retail market, 1090 Carlisle St. ( $\pm 16,000$  VPD) offers a unique opportunity for any user looking to ground lease space in the growing Hanover market. The property is ideally located for a multitude of users, including but not limited to coffee, oil change, medical, quick-service and more. Some of the nearby national retailers include Walmart, Target, AutoZone, Taco Bell, Weis, and more. Contact our team today with any questions!

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	66,987	84,546	123,339
EMPLOYEES	29,077	30,946	36,413
AVERAGE HHI	\$96,619	\$99,981	\$102,765
HOUSEHOLDS	27,417	34,144	49,178





**CONCEPT PLAN #1**

**TACO BELL**

**±4,000 SF RETAIL BUILDING**

**1100**

**ACTIVE MEMBER OF: RETAIL BROKERS NETWORK**

**COMMERCIAL BROKERAGE. Redefined.**

**BW CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE**  
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)

**CONCEPT PLAN #1**

**TACO BELL**

**±4,000 SF RETAIL BUILDING**

**1100**

**ACTIVE MEMBER OF: RETAIL BROKERS NETWORK**

**COMMERCIAL BROKERAGE. Redefined.**

**BW CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE**  
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)

**CONCEPT PLAN #1**

**TACO BELL**

**±4,000 SF RETAIL BUILDING**

**1100**

**ACTIVE MEMBER OF: RETAIL BROKERS NETWORK**

**COMMERCIAL BROKERAGE. Redefined.**

**BW CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE**  
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



**CONCEPT PLAN #2**

**TACO BELL**

**±1,432 SF BUILDING**

**±1,432 SF  
BUILDING**



# MARKET OVERVIEW

**GATEWAY HANOVER SC**

sam's club

**HOBBY LOBBY** **PETSMART** **OLD NAVY**

**FIVE GUYS** **ROSS** **BAM!**

BURGERS and FRIES **DISS FOR LESS** **BOOKS-A-MILLION**

Fulton Bank

**HANOVER COMMONS SC**

**KOHL'S**

**petco**

**MATTRESS Warehouse**

**CONESTOGATILE**

**NORTH POINT PLAZA**

**BIG LOTS!** **GROCERY OUTLET**

**Advance Auto Parts** **Pizza Hut**

**SHEETZ** **Panera** **Wawa**

**MATTRESS FIRM**

**utzi**

**SITE**

**SCHINDLER ELEVATOR** **L2 BRANDS** **HANOVER FOODS**

**MCCLARIN COMPOSITES** **SFK**

**Hanover Public SCHOOL DISTRICT** **ELSNER TECH** **HANOVER LOGISTICS**

**CARTER LUMBER** **OX INDUSTRIES** **HANOVER IRON WORKS**

**ESAB**

**NORTH HANOVER MALL**

**Rural King** **T Mobile**

**Burlington** **Auto Zone**

**Davita**

**HANOVER CROSSING SC**

**Walmart** **GIANT** **Bath & Body Works**

**TJ-maxx** **Wendy's**

**HARBOR FREIGHT TOOLS** **ULTA** **PNC** **RED LOBSTER**

**hair cuttery**

**GIANT** **CommunityAid**

**DOLLAR TREE** **SportClips**

**BURGER KING** **Advance Auto Parts** **planet fitness**

**DOLLAR GENERAL**

**MAVIS DISCOUNT TIRE**

**SOUTH WESTERN SCHOOL DISTRICT**

**SNYDER'S OF HANOVER**



# 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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Cale Bruso

cbruso@bennettwilliams.com



### Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



### Chad Stine

cstine@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.

