

# W HANOVER ST & THISTLE HILL DR

SPRING GROVE, PA • 17362

**DOLLAR GENERAL®**

**±0.96 AC**

**±0.92 AC**

**DUNKIN'®**



**±8,000 VPD**

# FOR SALE



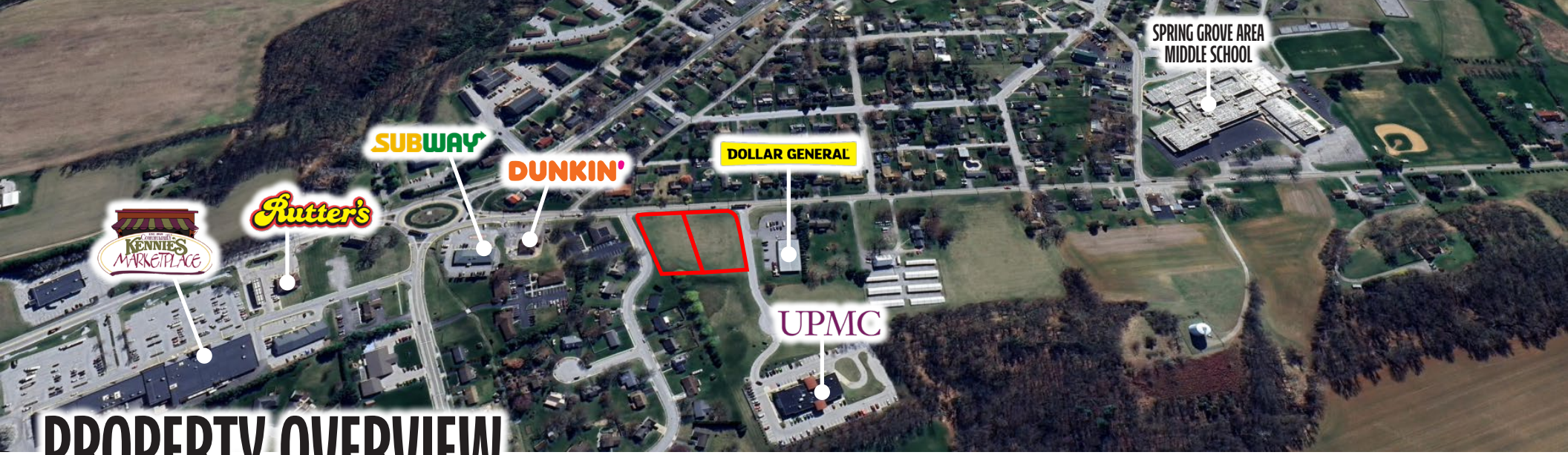
**RYAN MYERS, CCIM**

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

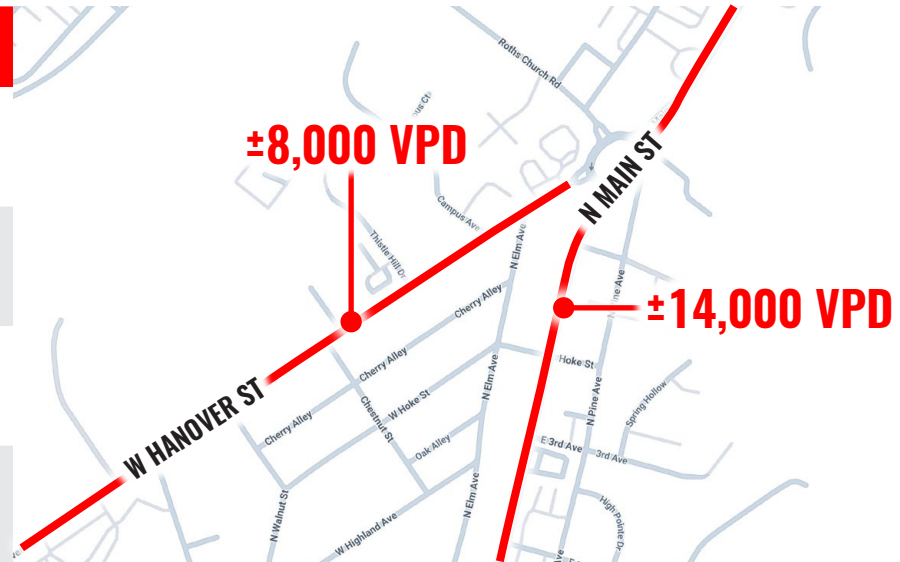




# PROPERTY OVERVIEW

Two adjacent, level parcels totaling 1.88 acres. The land is located near the commercial district of Spring Grove, just off the circle. Kennie's grocery is within a 1/2 mile from the site. The property is adjacent to Dollar General, Dunkin Donuts and the Thistle Hill Medical Center. It is also convenient to Spring Grove Middle and High Schools. The land is served by public water and public sewer, and each lot includes 1 EDU in the sale. The properties are zoned commercial, and each lot is listed for \$300,000.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	12,150	28,289	53,570
EMPLOYEES	3,892	7,035	18,492
AVERAGE HHI	\$104,065	\$106,729	\$108,009
HOUSEHOLDS	4,753	11,123	21,168





# MARKET OVERVIEW



# MARKET OVERVIEW

SPRING GROVE AREA  
ELEMENTARY SCHOOL

SPRING GROVE AREA  
HIGH SCHOOL

SPRING GROVE AREA  
INTERMEDIATE SCHOOL

UPMC

DOLLAR GENERAL

SPRING GROVE AREA  
MIDDLE SCHOOL

UNITED STATES  
POSTAL SERVICE

PIXELLE DISTRIBUTION  
CENTER

SITE

M&T Bank

KENNIES  
MARKETPLACE

verizon

SPRING FORGE PLAZA

Auto  
Zone

H&R BLOCK

Hardee's

SUNOCO

Rutter's

SUBWAY

DUNKIN'

BR  
baskin  
robbins

ACNB  
BANK

PIXELLE SPECIALTY  
SOLUTIONS



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

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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 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### 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](mailto:rmyers@bennettwilliams.com)

### CONTACT US

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

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
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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.

