

FORMER ADVANCE AUTO PARTS SUBLEASE

851 BALTIMORE ST | HANOVER, PA



**±6,895 SF
FOR SUBLEASE**

IN PARTNER WITH



**Gordon
Brothers®**



ADAM HAGERMAN | CALE BRUSO | ZANE COOK | BRAD ROHRBAUGH | CHAD STINE
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Position your business for success on a rare pad site of South Hanover Shopping Center. On a pad to one of the busiest centers in Hanover, this freestanding 6,895 SF building is a former Advance Auto Parts available for immediate sublease. Along the busy Rt. 94 corridor, it is surrounded by major national retailers and daily necessities including GIANT, Planet Fitness, Burger King, and Community Aid. This site offers exceptional visibility and strong co-tenancy traffic. Its placement “in the heart of the community” makes it a natural fit for service-oriented and customer-focused retail concepts. End date of the lease is 8/31/29.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	47,384	62,438	83,887
EMPLOYEES	21,699	25,789	30,379
AVERAGE HHI	\$96,319	\$100,311	\$102,999
HOUSEHOLDS	19,466	25,289	33,678

TRAFFIC COUNTS: **BALTIMORE ST** (\pm 16,000 VPD)

MARKET OVERVIEW



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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 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:



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LANDLORD
REPRESENTATION

TENANT
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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.

