

PERFORMANCE MOTORS OF HANOVER

1171 Eichelberger St. Hanover, PA 17331



±11,300 SF / 2.04 AVAILABLE: FOR SALE

PROPERTY OVERVIEW

This ±11,300 SF former auto dealership offers a rare opportunity to acquire a fully improved, freestanding commercial facility in the heart of Hanover, York County. The offering consists of two parcels, combining the improved dealership building with a second parcel that is predominantly impervious surface and fully developable, ideal for expanded parking, additional structures, or future phased development. The second parcel also includes an existing billboard generating monthly income. Together, the parcels sit on 2.04 acres and deliver exceptional site flexibility rarely found in this submarket.

The building features large, open interior spans with ceiling heights reaching over 16', providing the clearance and flexibility demanded by automotive, contractor, and service-oriented users. This property is well-suited for continued automotive use, a wide range of owner-user businesses, or adaptive reuse. The highly functional configuration appeals equally to dealership operators, contractors, service businesses, medical or retail users, and value-add investors.

Strategically positioned along Eichelberger Street in Hanover, the site benefits from strong regional connectivity, proximity to Route 30 and Route 94, and immediate access to the broader South-Central Pennsylvania market including York, Gettysburg, and the Maryland border. The property sits just around the corner from Eisenhower Drive, Hanover's primary retail corridor, providing immediate proximity to national retailers, restaurants, and high daily traffic counts.

This combination of move-in-ready improvements, dual-parcel flexibility, billboard income, and a prime Hanover location makes 1171 Eichelberger Street an exceptional opportunity for owner-users and investors alike.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	67,722	84,866	125,625
EMPLOYEES	29,283	30,797	36,992
AVERAGE HHI	\$97,567	\$101,250	\$104,107
HOUSEHOLDS	27,674	34,141	49,965



MARKET OVERVIEW

Bittinger

Hanover St

GATEWAY HANOVER SC



NORTH POINT PLAZA



NORTH HANOVER MALL



SOUTH HANOVER SC



HANOVER COMMONS SC



SITE

HANOVER CROSSING SC



CONESTOGATILE



SCHINDLER ELEVATOR

L2 BRANDS

MCCLARIN COMPOSITES

Hanover Public School District

CARTER LUMBER

MENCHY MUSIC

ESAB

HANOVER FOODS



OX INDUSTRIES

HANOVER LOGISTICS

SNYDER'S OF HANOVER

DOLLAR GENERAL



SOUTH WESTERN SCHOOL DISTRICT



RYAN MYERS, CCIM | CONNOR SPAHR

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About Bennett Williams

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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.

