

11-13 CARLISLE STREET

HANOVER, PA 17331

3,405 SF AVAILABLE | SALE OR LEASE



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

RYAN MYERS
717 | 843 | 5555
www.bennettwilliams.com

Bennett WILLIAMS
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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PROJECT

11-13 Carlisle Street is a professional office building located downtown Hanover. The building is three stories and has elevator access to all floors. There are multiple suites with multiple configurations available on the first and second floor. Each suite has its own private restroom. The first floor can accommodate a shared conference room. Public, metered or permitted parking is located to the rear of the building. Three suites totaling 3,405 SF Available for sale at \$335,000 or lease.

Suite 102 – 1,150 SF

Suite 201 – 1,539 SF

Suite 202 – 716 SF

LOCATION

11-13 Carlisle Street is located in the first block of the square of Hanover. In addition to the building occupants, there are professional office and retail neighbors: Abithat's, Miscreation Brewing, Barley Snyder, Hanover Shoe, etc. This property has easy access to all directions in the Hanover area. Hanover is within 20-30 minutes' drive time of Gettysburg and York, and approximately 45 minutes to Baltimore, MD.



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TRADE AREA

Downtown Hanover is experiencing a slow resurgence. In the past five years multiple boutique retailers have opened downtown, along with a few key retailers: Hanover Shoe, Famous Hot Weiner. Some of the unique retailers include: Miscreation Brewing Timeline Arcade, Something Wicked Brewing, Warehouse Gourmet. There are two redevelopment projects that should have an impact on downtown Hanover. The redevelopment of the McAllister Inn and 38 Broadway is planned for a brewery and an upscale restaurant specializing in wood fired lunch and dinner with a unique wine menu.

20-MINUTE DRIVE TIME DEMOGRAPHICS



\$76,306

HOUSEHOLD INCOME



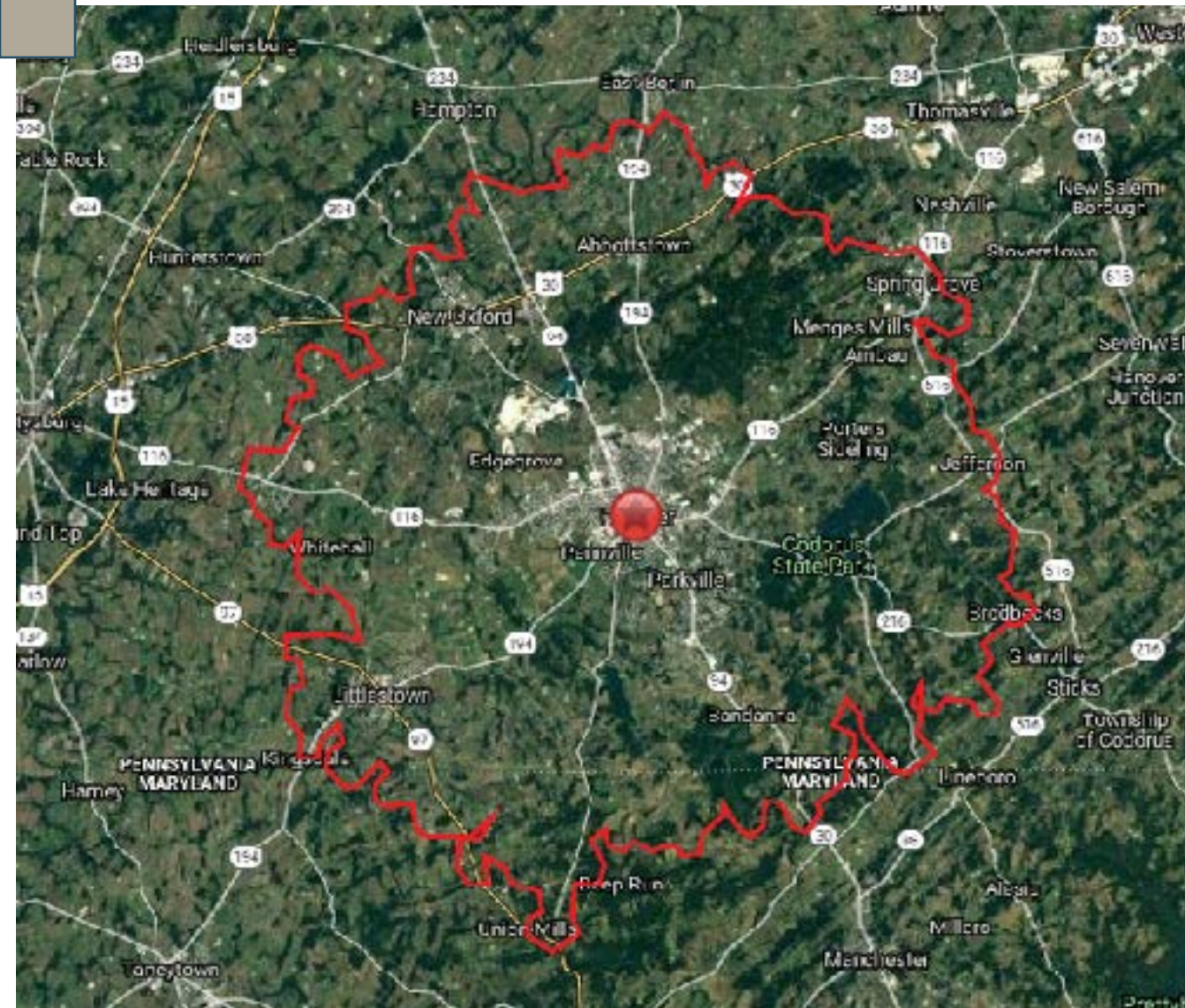
93,332

POPULATION



40,580

#OF EMPLOYEES



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MARKET OVERVIEW



POPULATION	1 MILES - 16,107	EMPLOYEES	1 MILES - 8,058
	3 MILES - 42,431		3 MILES - 26,991
	5 MILES - 56,813		5 MILES - 29,516
AVERAGE HHI	1 MILES - \$60,846	HOUSEHOLDS	1 MILES - 7,196
	3 MILES - \$69,522		3 MILES - 18,223
	5 MILES - \$73,174		5 MILES - 23,773

TRAFFIC COUNTS: CARLISLE ST: 13,629 VPD | FREDERICK STREET: 9,031 VPD

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