

460 CLOVER LANE

HANOVER, PA 17331



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
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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

460 Clover Lane is a former medical building that was occupied by Wellspan. The building has 8 exam rooms, two physician offices, a business office, multiple restrooms, and a waiting area for approximately 15 patients. The property has approximately 15 paved parking spaces and there is undeveloped land for additional parking. The building is one story on concrete slab. The property is zoned R15 and permits a medical office. Some daycare uses are special exceptions within Penn Township. The property is listed for sale \$275,000.

LOCATION

Clover Lane is located in south Hanover and intersects Baltimore Street at a signalized intersection. Clover Lane is surrounded by residential and in-home businesses. Clover Lane is within 1.5 miles of Wellspan and 3 miles of UPMC's new facilities. In addition, there are a number of new housing developments in the immediate vicinity.



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TRADE AREA

South Hanover is approximately a 45-minute commute to Baltimore and is known for its strong school district. New residential developments have been increasing over the last 15 years. Recently, the area has seen significant commercial growth. In Spring of 2019, Wellspan opened an 80,000 SF medical facility on Baltimore Street. UPMC has a 75,000 SF medical office facility under construction. The south Hanover YMCA constructed a 40,000 SF fitness center with indoor turf fields in 2017. Besides the close proximity to Baltimore, York is a 30 minute commute, Gettysburg is 20 minutes, and Westminster, MD is 15 minutes.

20-MINUTE DRIVE TIME DEMOGRAPHICS



\$72,226

HOUSEHOLD INCOME



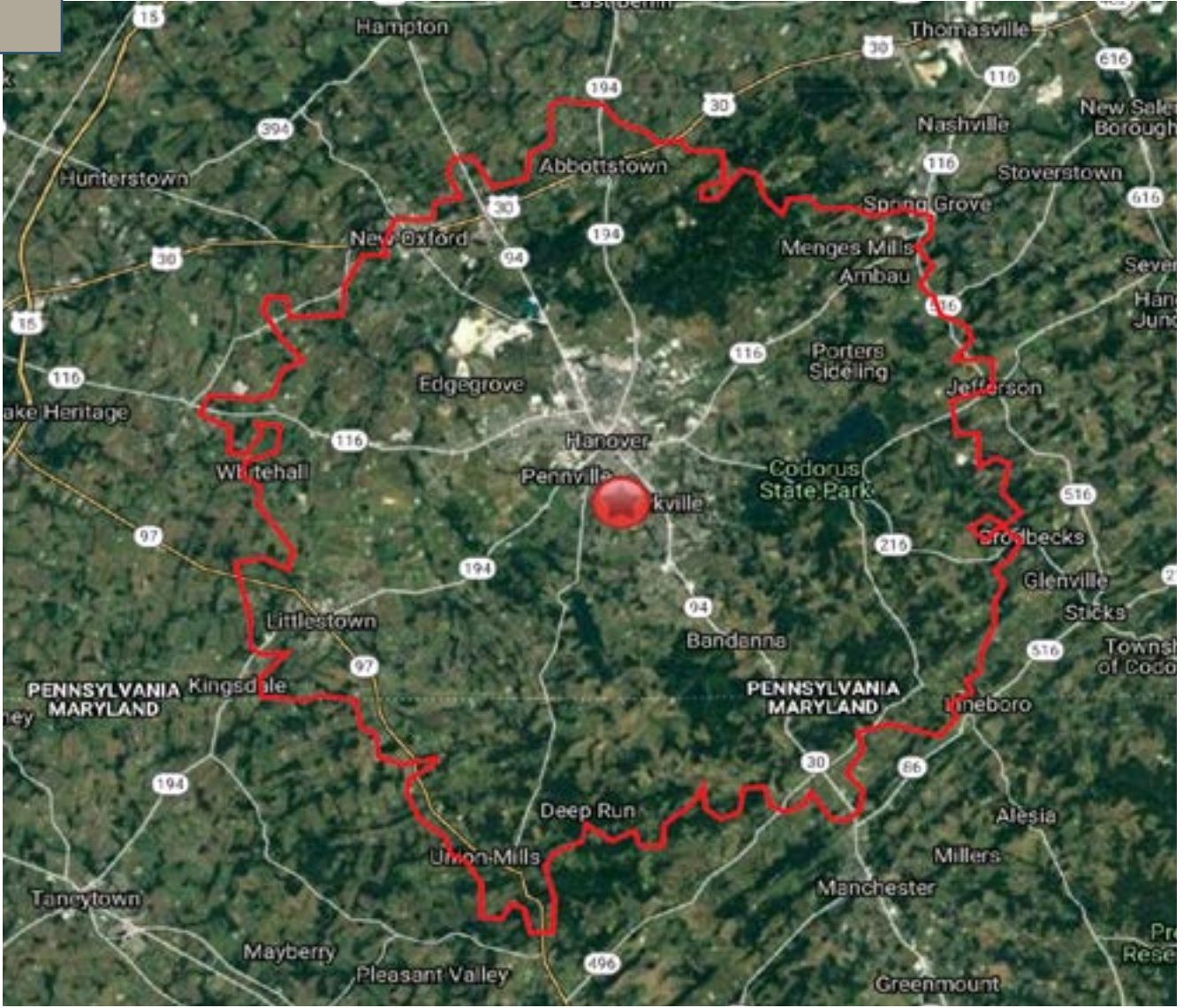
84,267

POPULATION



70,930

#OF EMPLOYEES



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MARKET OVERVIEW



POPULATION	1 MILES - 7,051	EMPLOYES	1 MILES - 5,704
	3 MILES - 43,437		3 MILES - 35,467
	5 MILES - 55,950		5 MILES - 45,660
AVERAGE HHI	1 MILES - \$66,697	HOUSEHOLDS	1 MILES - 2,897
	3 MILES - \$71,424		3 MILES - 18,461
	5 MILES - \$74,271		5 MILES - 23,278

TRAFFIC COUNTS: BALTIMORE STREET - 14,000 VPD

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