

For Lease



Land For Lease

Baltimore Pike & Brunswick Drive, Hanover, PA 17331

Property Highlights

This 1.96 acre tract of land is located in a rapidly growing area of south Hanover, PA. Growth is driven by Maryland commuters and DC retirees seeking a lower cost of living. More than 1,000 new residential units are planned in the next 6 years. The parcel benefits from the lighted intersection as well as access to an additional secondary road. It is neighbored by Sheetz, Walmart and a brand new 40,000 square foot UPMC outpatient medical office. Traffic count on Baltimore Pike exceeds 15,500 CPD.

DEMOGRAPHICS	1 mi	3 mi	5 mi
Total Population	3,746	29,136	54,191
Total Households	1,453	11,414	21,946
Median Household Income	\$ 74,307.40	\$ 64,649.59	\$ 63,929.25

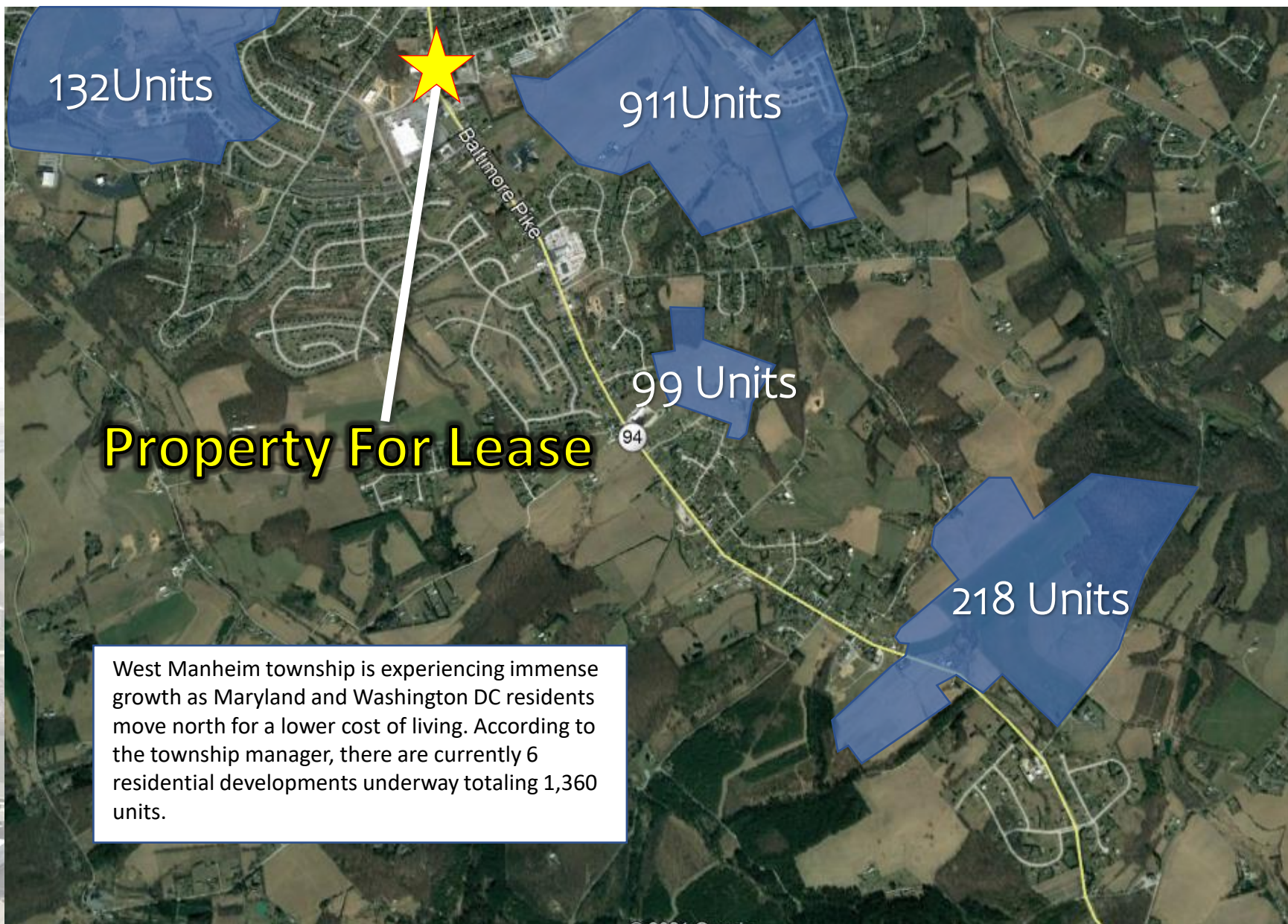


ADDRESS	Baltimore Pike & Brunswick Drive
PARCEL SIZE	1.96 Acres
ZONING	Commercial (C-1)
TOWNSHIP	West Manheim
COUNTY	York

For Lease



2157-2175 Baltimore Pike, Hanover, PA 17331



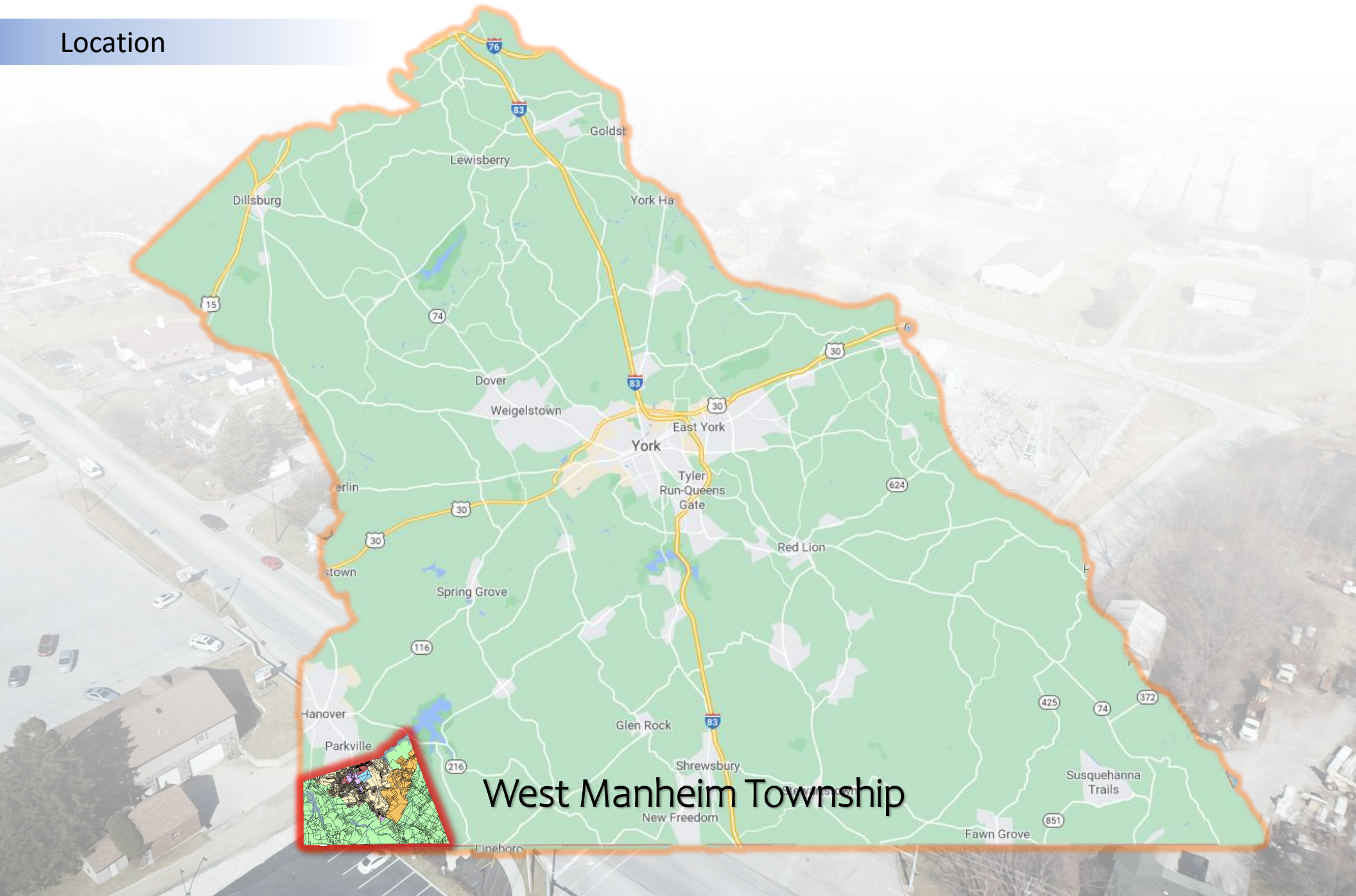
Property For Lease

West Manheim township is experiencing immense growth as Maryland and Washington DC residents move north for a lower cost of living. According to the township manager, there are currently 6 residential developments underway totaling 1,360 units.

Location



Location

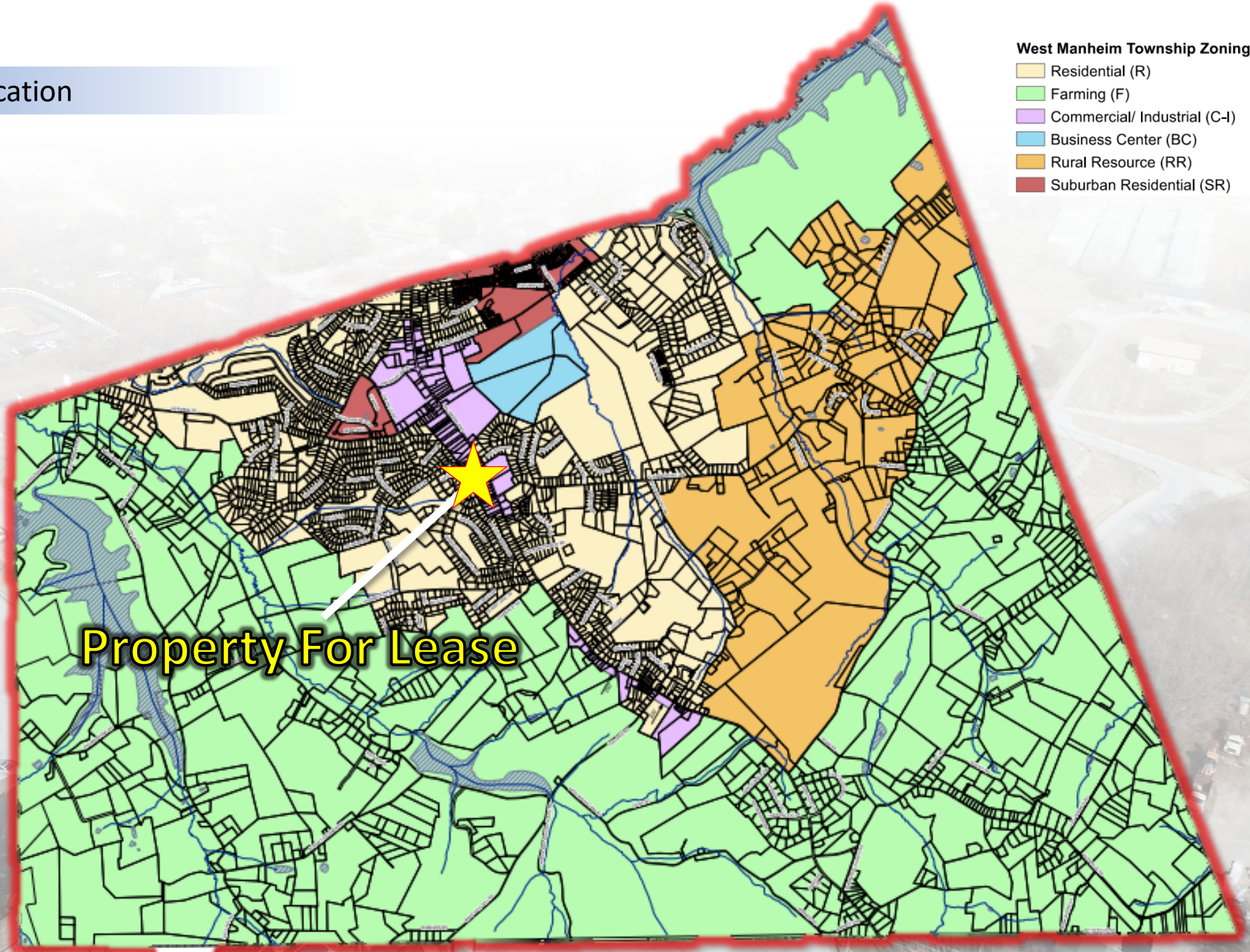


West Manheim Township

Location

West Manheim Township Zoning

- Residential (R)
- Farming (F)
- Commercial/ Industrial (C-I)
- Business Center (BC)
- Rural Resource (RR)
- Suburban Residential (SR)



Property For Lease



1.96 Acres

15,500 CPD



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