

For Lease

UPMC

Walmart

ACNB
BANK

SHEETZ
MADE TO ORDER

CAMPING WORLD

3.43 Acres

14,500 CPD

Land For Lease

2157-2175 Baltimore Pike, Hanover, PA 17331

PSM
PENN STATE MANAGEMENT

For Lease

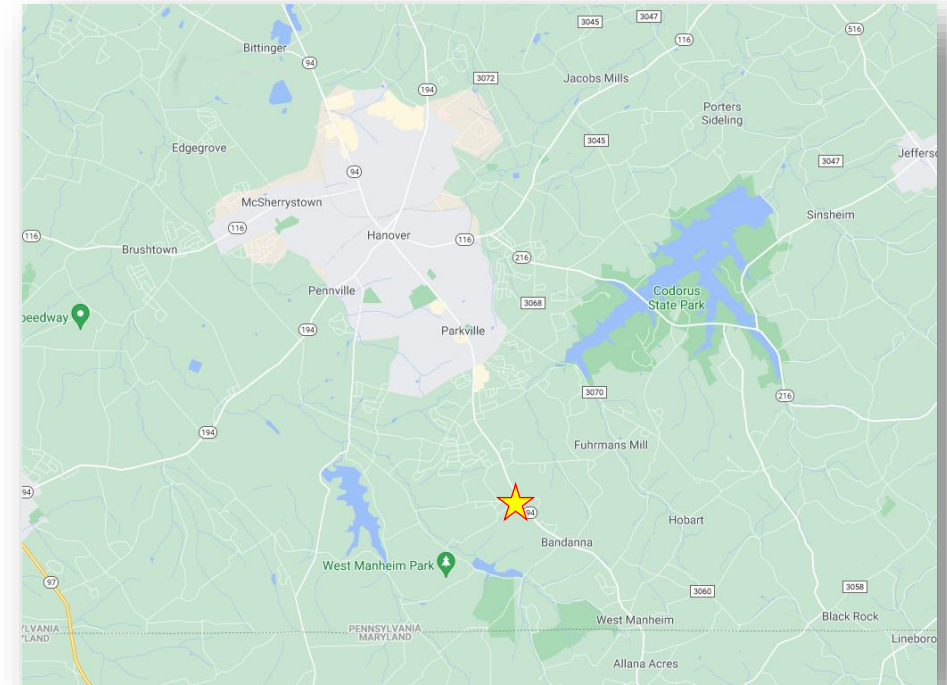


2157-2175 Baltimore Pike, Hanover, PA 17331

Property Highlights

This 3.43 acre parcel 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. This property benefits from a lighted intersection, directly across from Camping World. Traffic count on Baltimore Pike exceeds 14,500 CPD.

DEMOGRAPHICS	1 mi	3 mi	5 mi
Total Population	6,038	30,600	73,100
Median Household Income	\$ 81,100.00	\$ 73,300.00	\$ 67,400.00



ADDRESS

2157-2175
Baltimore Pike,
Hanover, PA 17331

PARCEL SIZE

3.43 Acres

ZONING

Commercial (C-1)

TOWNSHIP

West Manheim

COUNTY

York

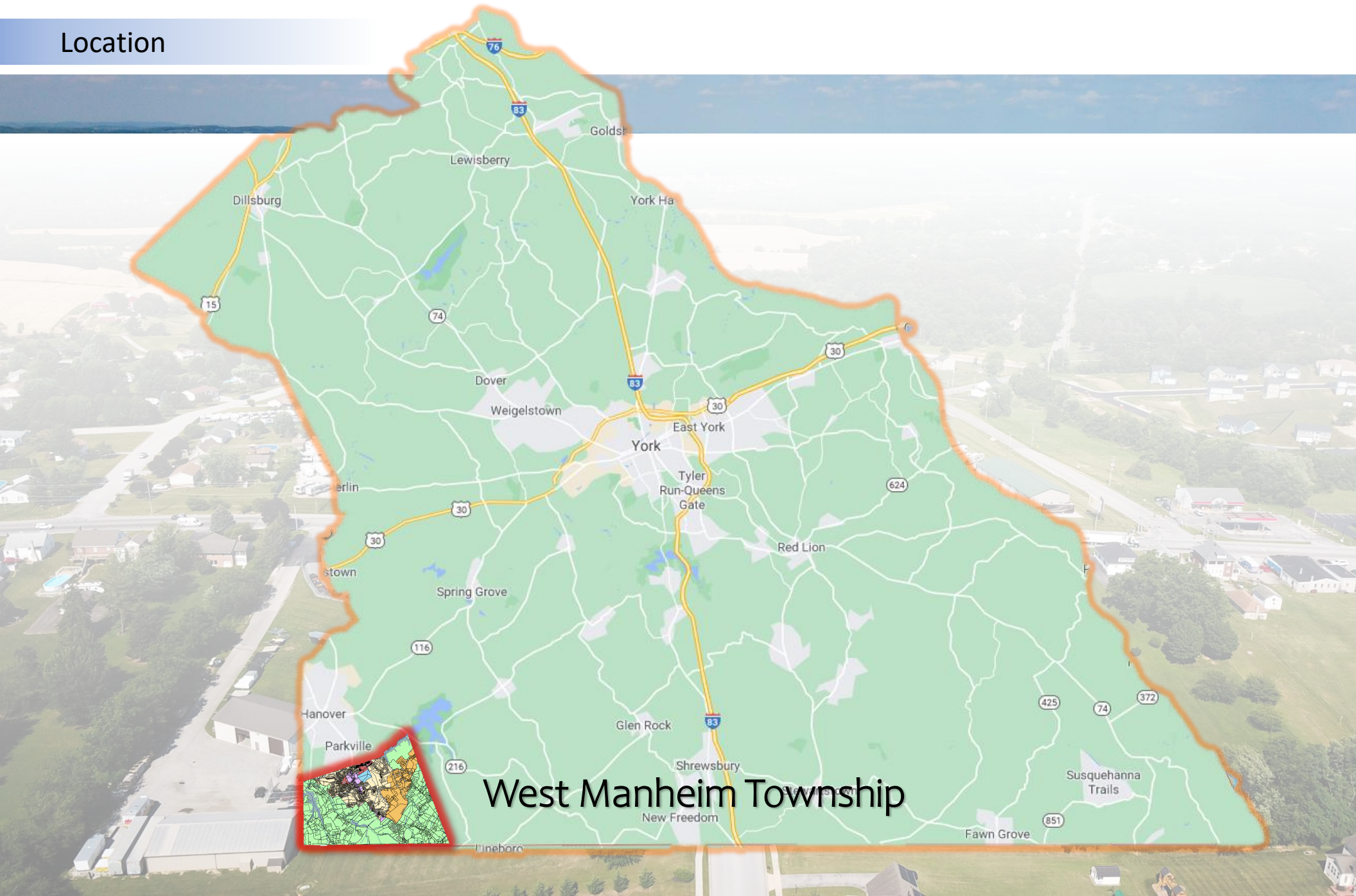


West Manheim township is experiencing immense growth as Maryland and Washington DC residents move north for a lower cost of living. According to the township manager, there are currently 6 residential developments underway totaling 1,360 units.

Location



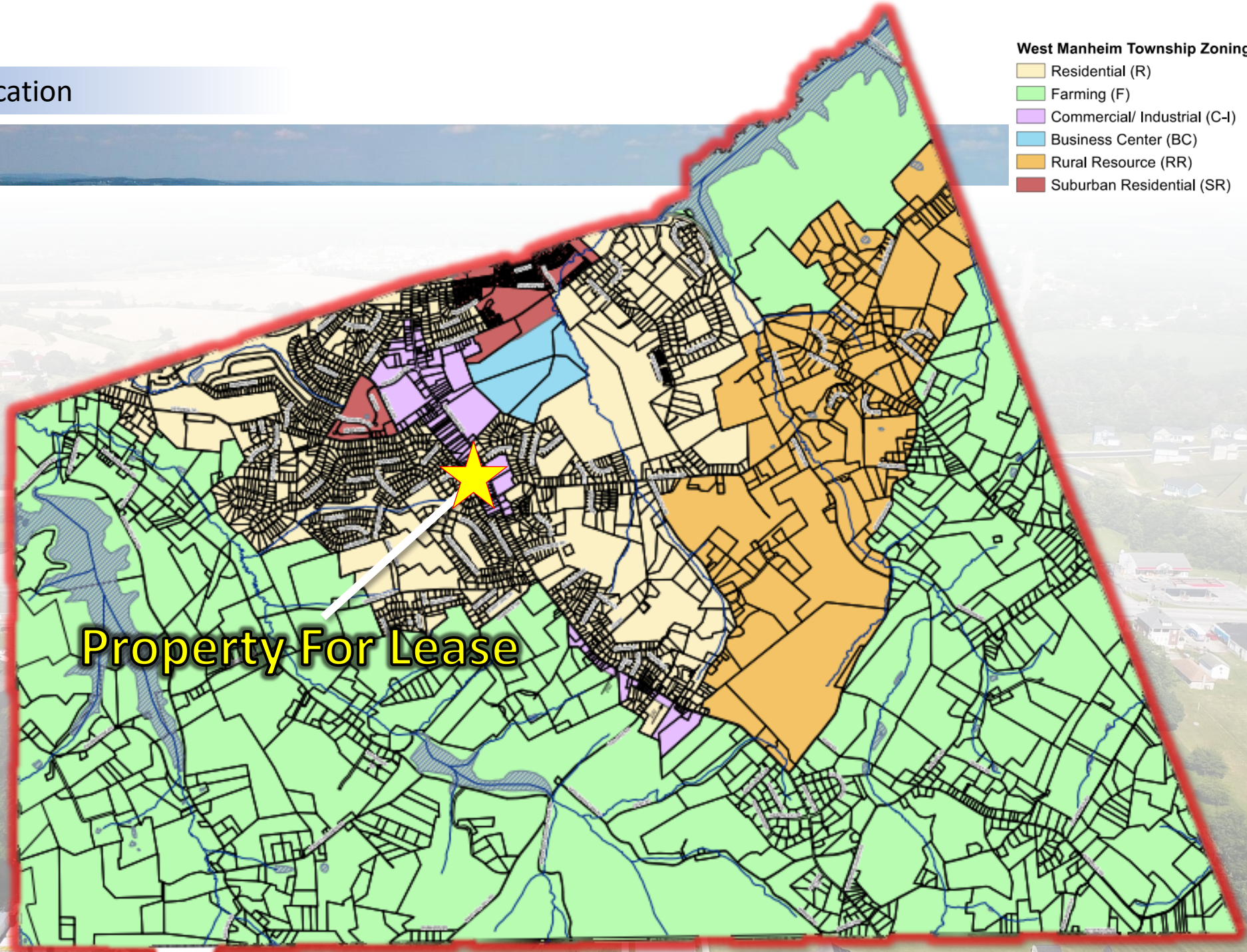
Location



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



3.43 Acres



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