

Walmart 

For Lease
UPMC

FRESH FOOD
SHEETZ
MADE TO ORDER

3.94 Acres

15,500 CPD

ACNB
BANK

Land For Lease
Brunswick Drive, Hanover, PA 17331


PENN STATE MANAGEMENT

For Lease



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PSM
PENN STATE MANAGEMENT

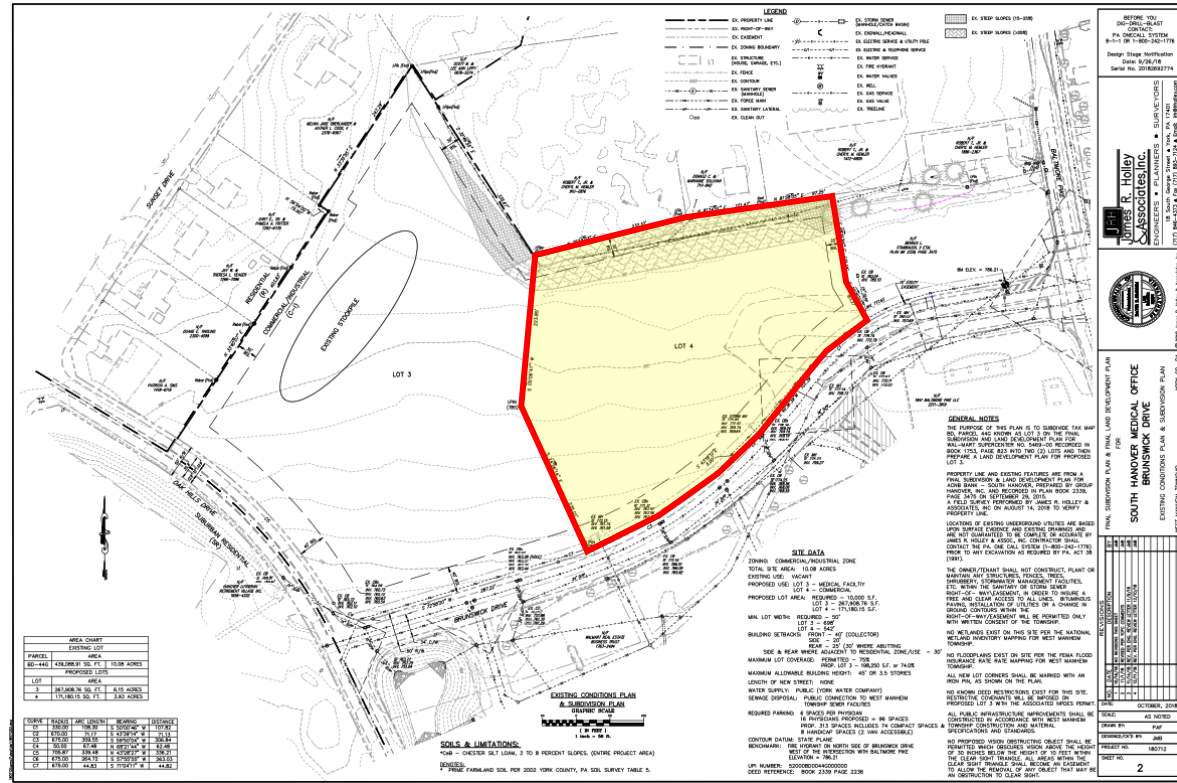
Property Highlights

This 3.94 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 its proximity to the lighted intersection and 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.

Most of the basic site work for this parcel was completed during the development of the Walmart across the street saving time and money.

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

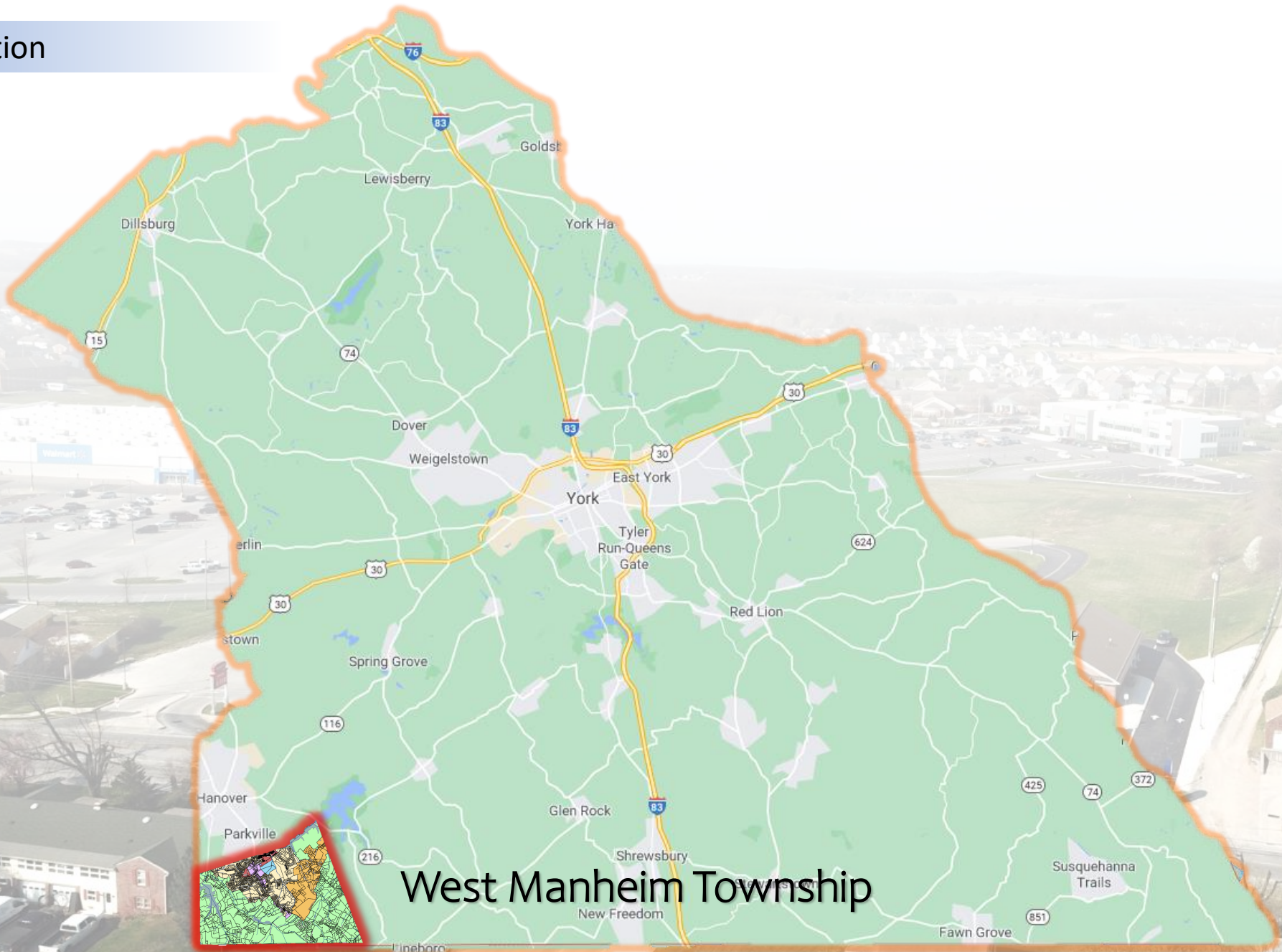
ADDRESS	Brunswick Drive, Hanover PA
PARCEL SIZE	3.94 Acres
ZONING	Commercial (C-1)
TOWNSHIP	West Manheim
COUNTY	York



Location



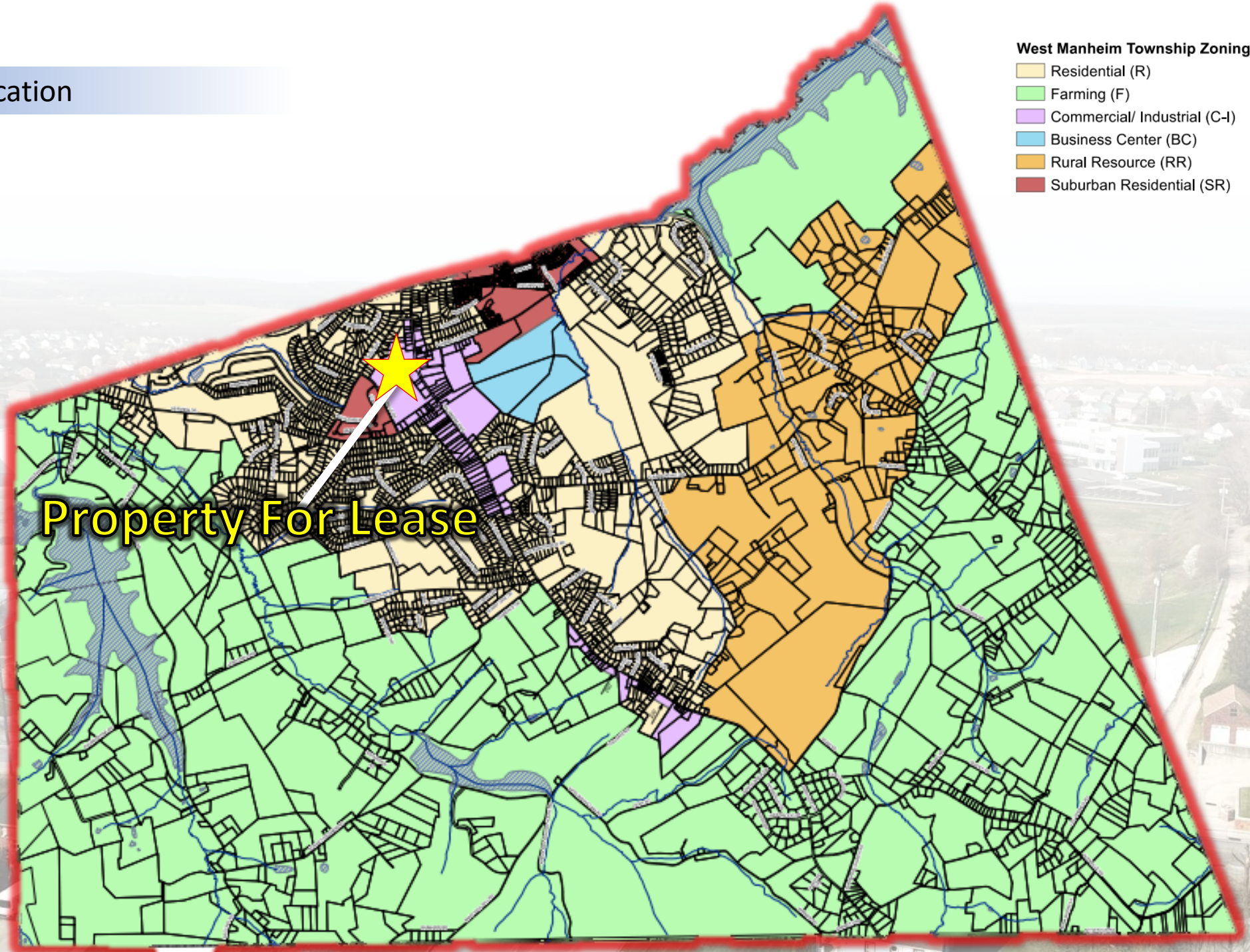
Location



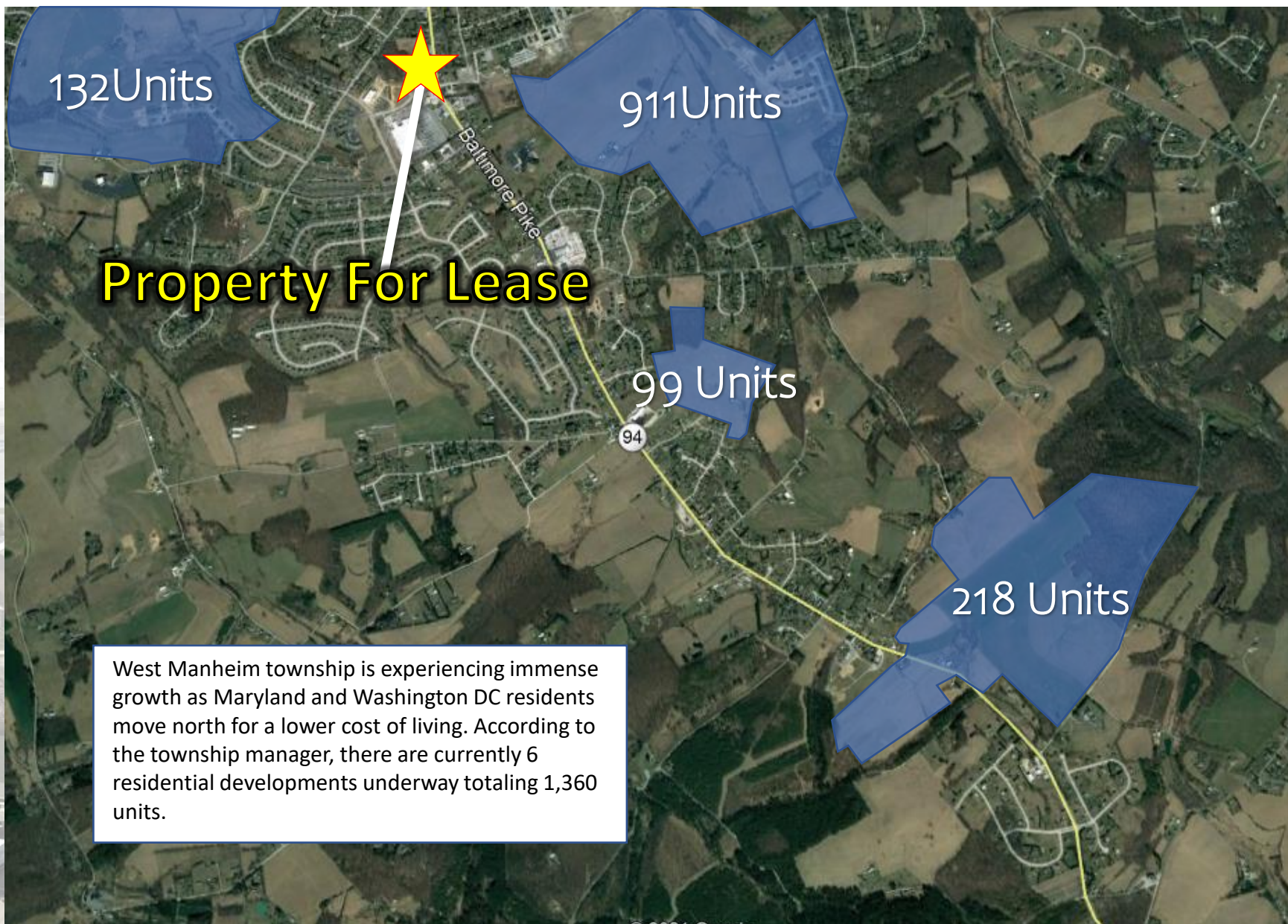
Location

West Manheim Township Zoning

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



Location





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