

Commercial Land for Lease

HANOVER, PA

2 New Automotive Dealers
in Permitting

136 Single Family Homes
Under Construction



Volkswagen



TOYOTA



SUBARU



Proposed Traffic Signal

17± acres

22,300 CPD

17± Acres

Carlisle Pike & Green Springs Road, Hanover, PA

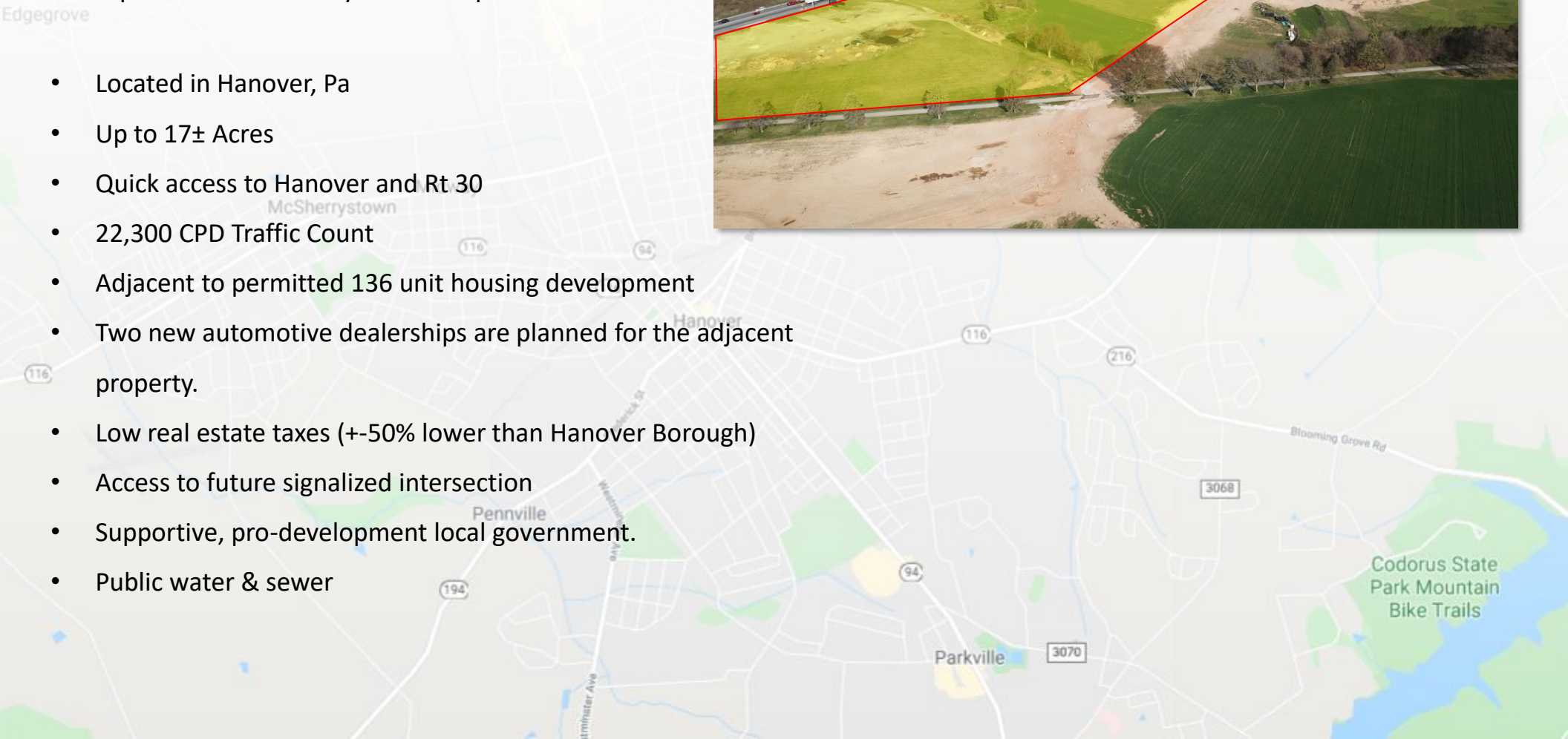


Property Highlights

This is one of the last large pieces of land available near the bustling “Golden Mile”. Located in Berwick township, Adams county, RE taxes are half of those of Hanover Borough with no gross receipts tax. Land is ready for development.

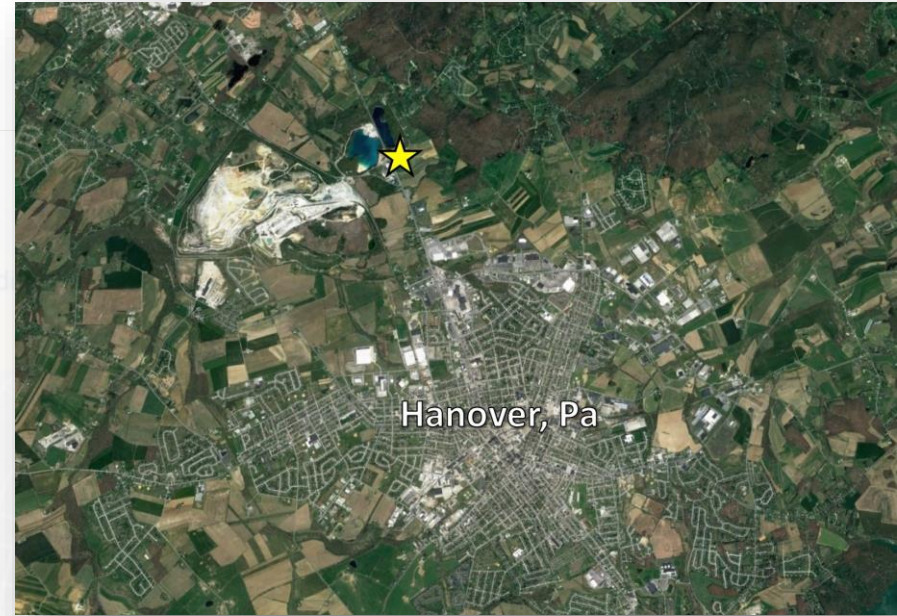


- Located in Hanover, Pa
- Up to 17± Acres
- Quick access to Hanover and Rt 30
- 22,300 CPD Traffic Count
- Adjacent to permitted 136 unit housing development
- Two new automotive dealerships are planned for the adjacent property.
- Low real estate taxes (+-50% lower than Hanover Borough)
- Access to future signalized intersection
- Supportive, pro-development local government.
- Public water & sewer



Property Summary

Available Acreage: up to 17 Acres
 Lease Rate: Negotiable
 Property Type: Land
 County: Adams
 Municipality: Berwick
 Zoning: Commercial



Demographics

Population

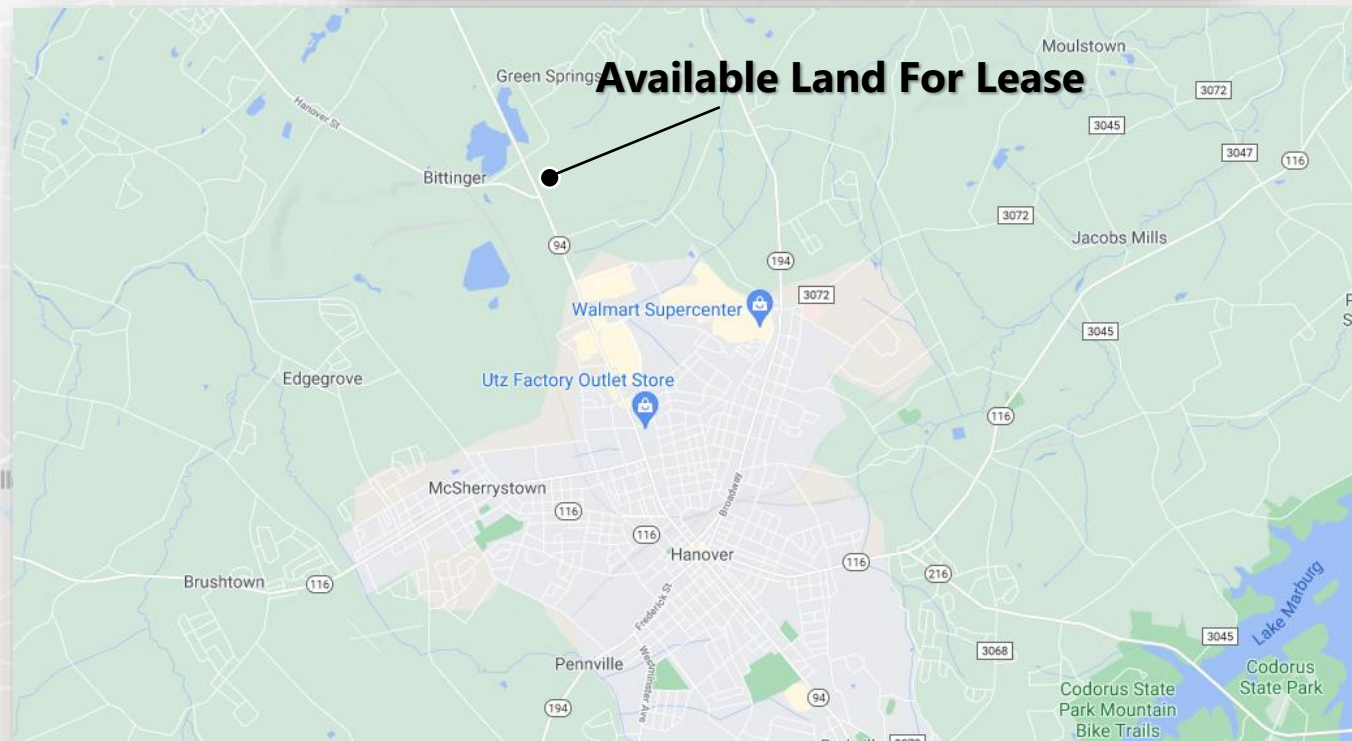
5 Minute	10 Minute
2,500	43,156

Average Household Income

5 Minute	10 Minute
\$43,022	\$54,478

Number of Households

5 Minute	10 Minute
1,389	17,459



Available Land For Lease



17± Acres

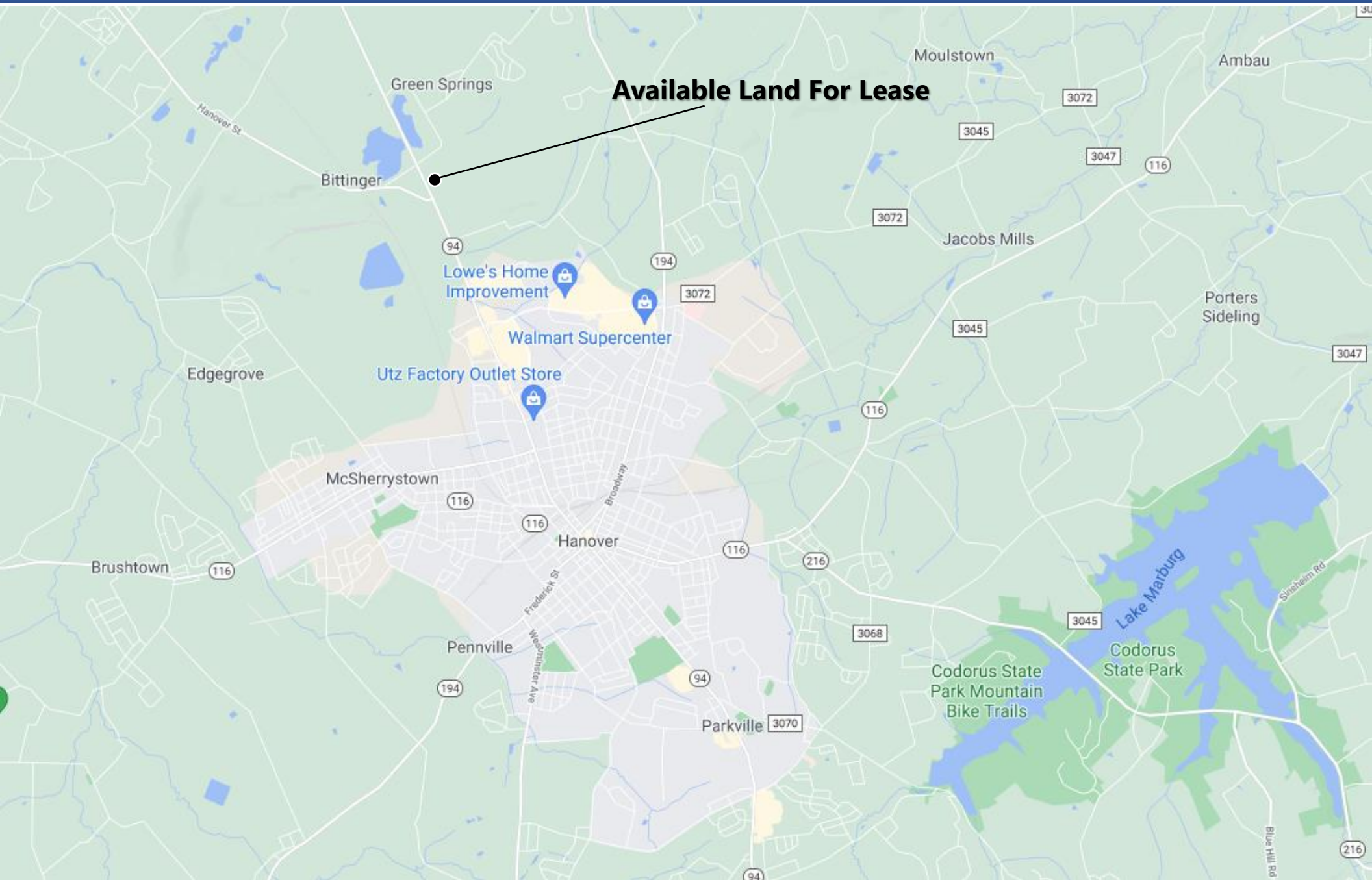
Carlisle Pike & Green Springs Road, Hanover, PA



17± Acres

Carlisle Pike & Green Springs Road, Hanover, PA

Available Land For Lease



17± Acres

Carlisle Pike & Green Springs Road, Hanover, PA





**2 New Automotive Dealers
in Permitting**

**136 Single Family Homes
Under Construction**



Volkswagen



TOYOTA



SUBARU



Proposed Traffic Signal

17± acres

22,300 CPD



Lisa Bornt-Davis
Partner
717-757-4036
lisaborntdavis@gmail.com

Ryan Nelson
Associate Partner
717-757-4036
ryan@pennstatemanagement.com