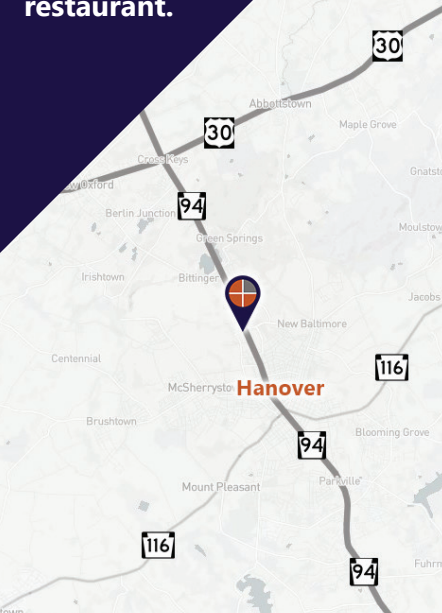


FOR SALE OR FOR LEASE

2,802± SF free-standing building w/drive-thru and on-site parking. Former fast food restaurant.



Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

Gordon Kauffman
Cell: 717.880.7301
gordon@truecommercial.com

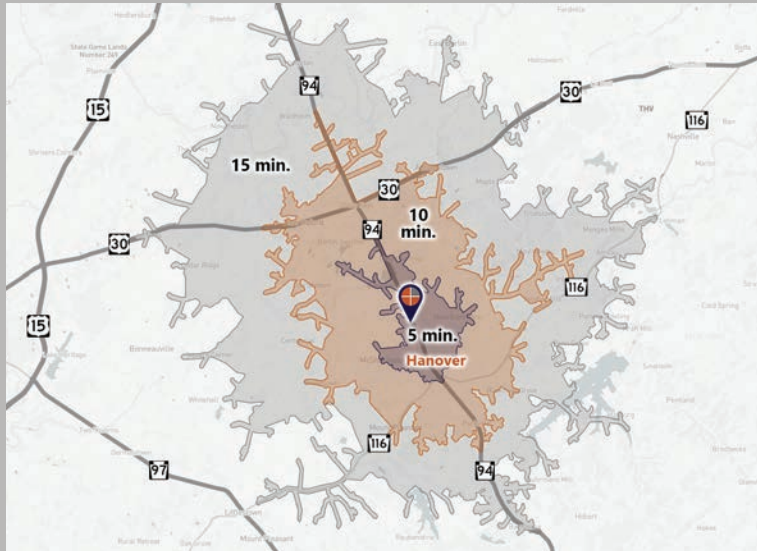
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

FREE-STANDING BUILDING W/DRIVE-THRU

DEMOGRAPHICS

Variable	1160 Carlisle St. Hanover, PA 17331		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	11,577	46,860	76,059
Population Density (Per Sq. Mile)	2,088.8	1,276.0	675.4
Total Daytime Population	19,084	54,216	72,941
Total Households	5,324	19,523	30,489
Per Capita Income	\$37,069	\$35,782	\$37,285
Average Household Income	\$80,213	\$84,559	\$91,912
Average Disposable Income	\$62,960	\$66,521	\$72,022
Aggregate Disposable Income	\$335,201,354	\$1,298,696,235	\$2,195,873,345
Total (SIC01-99) Businesses	929	1,979	2,539
Total (SIC01-99) Employees	13,263	29,479	34,116
Total (SIC01-99) Sales	\$1,630,601,050	\$4,343,778,214	\$5,182,104,164
Annual Budget Expenditures	\$371,305,949	\$1,427,568,859	\$2,417,730,044
Retail Goods	\$116,502,923	\$449,192,741	\$765,651,873

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Free-standing building, former BK, with drive-thru available for sale or lease at the North Point Plaza Shopping Center, located along Carlisle St./PA Route 94 in Hanover, PA. This high-profile location is right by the lighted intersection of Esienhower Drive and Carlisle St. as well as across the street from North Hanover Mall. BK is closed but is still under lease through June 30, 2025 and would like to terminate.

North Point Plaza Shopping Center contains both national and local tenants. Join Big Lots, Grocery Outlet, Tractor Supply, Joann Fabrics, and other local retailers.

PROPERTY DETAILS

- Total Building Size:..... 2,802± SF
- Sale Price:..... \$1,049,000
- Lease Rate:..... \$26.00/SF
- Lease Terms:.....Negotiable
- Zoning:.....Highway Oriented Business (HB)
- Land/Lot Size:..... 0.68 acres
- Date Available:..... Immediately
- Parking:..... On-Site, 32± spaces
- Year Built/Remodeled:..... 1976/2017
- Annual Taxes (est.):..... \$20,977
- Roof Type:..... Rubber
- Construction:.....Masonry
- Heating:.....Gas
- Cooling:.....Central Air
- Water:.....Public
- Sewer:.....Public

TRAFFIC COUNTS

- Carlisle St./PA Route 94:..... 17,172 VPD
- Eisenhower Dr.:..... 17,875 VPD

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ESTABLISHED REGIONAL AREA MAP

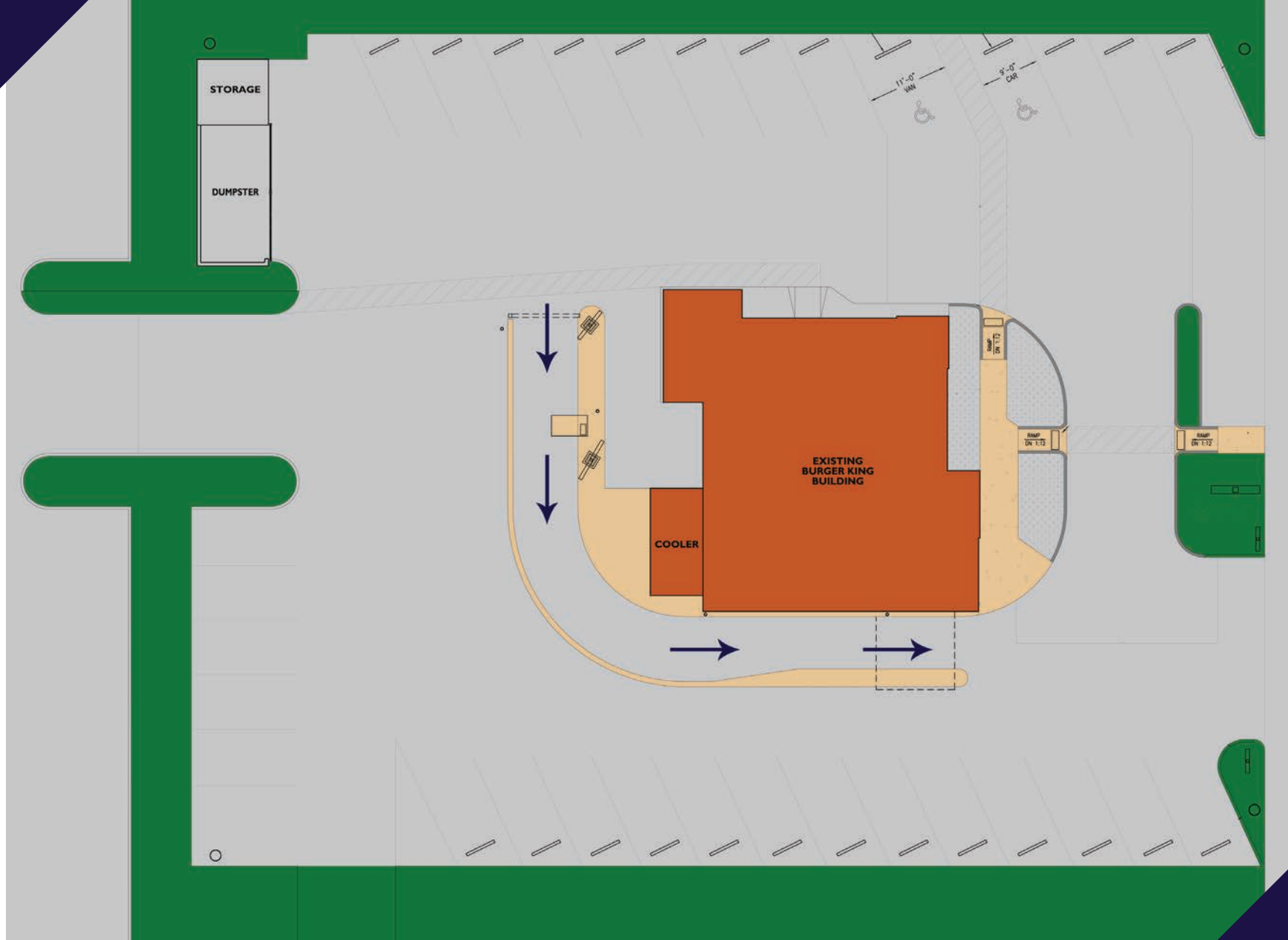


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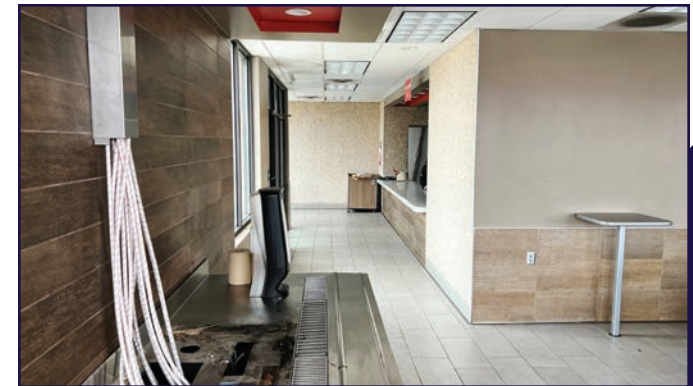
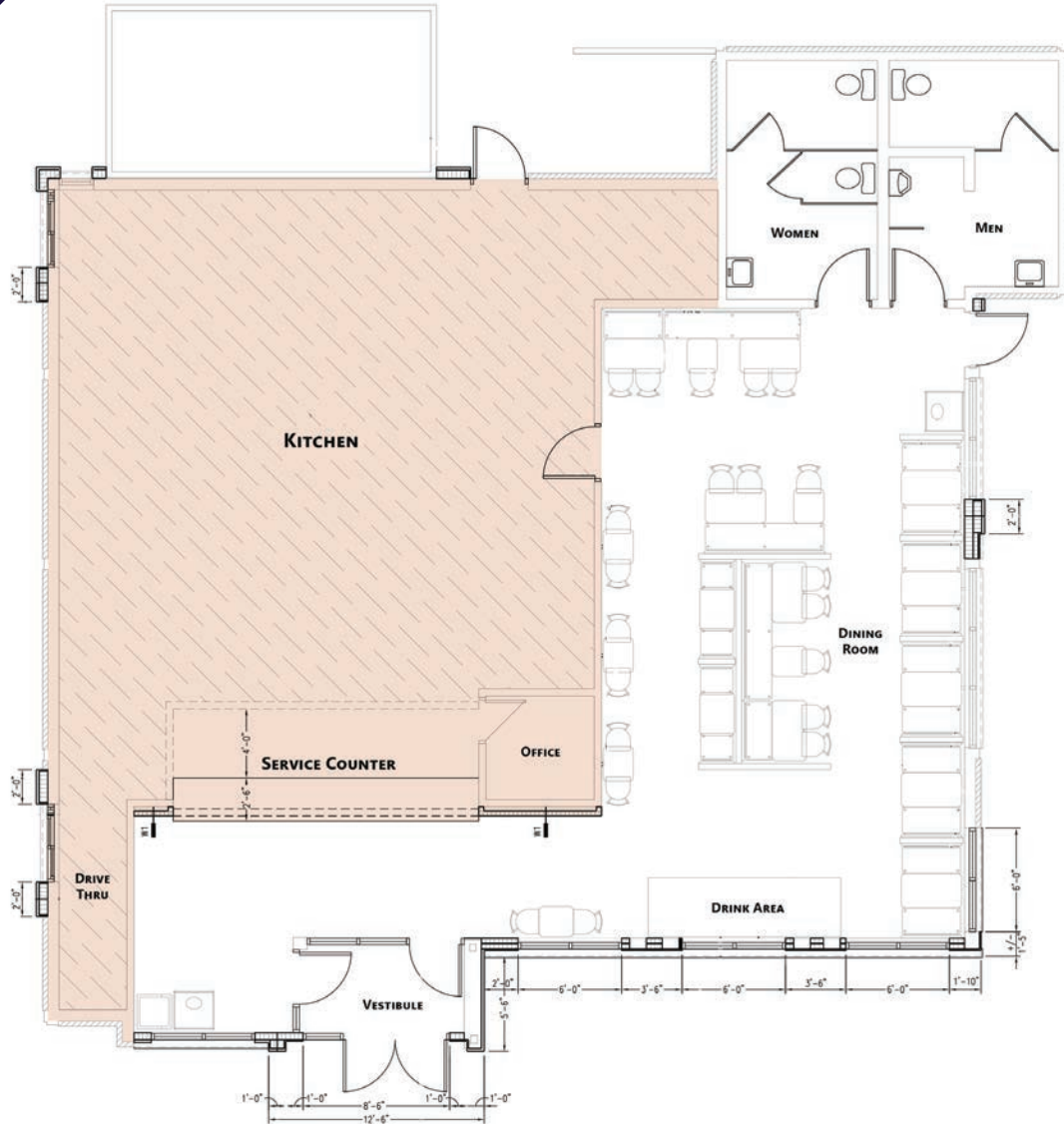
SITE PLAN | 1160 CARLISLE ST. HANOVER



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FLOOR PLAN & INTERIOR PHOTOS



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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