

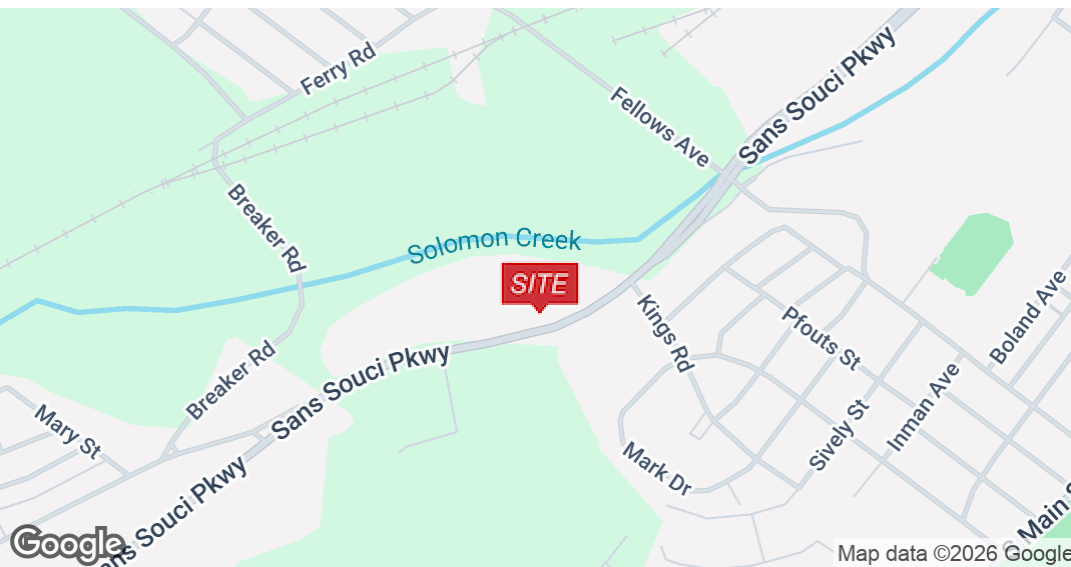
1255 SANS SOUCI PARKWAY

Hanover Township, PA 18706

 FOR SALE

 RETAIL

 2,000± SF



PROPERTY DESCRIPTION

2,000 SF retail building on 0.42 acres along Sans Souci Parkway in Hanover Township, PA. Property features 173.56 feet of frontage with approximately 8,998 vehicles per day, offering strong visibility within a flexible C-2 Highway Commercial zoning district that permits a variety of uses.

SALE PRICE:

\$189,000

FOR MORE INFORMATION

Chris Matus, CCIM, SIOR, PMP

 570.760.6411

 chris.matus@naimertz.com

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NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
Wilkes-Barre, PA 18702
570-820-7700 | www.naimertz.com



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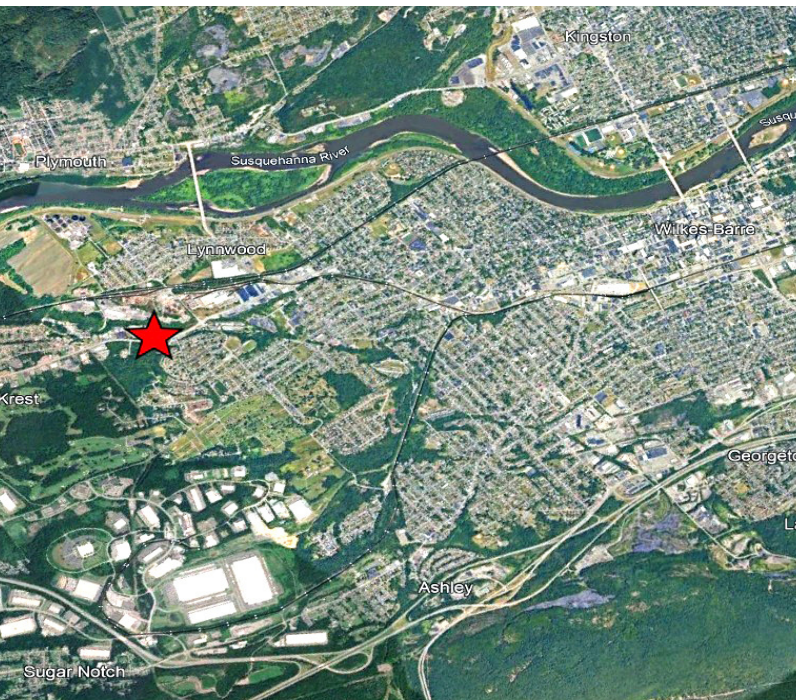
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PROPERTY HIGHLIGHTS

- 2,000 SF
- 1,386 SF first floor
- 627 SF second floor
- 0.42 acres
- Good visibility
- 173.56 ft road frontage
- Traffic count: 8,998 vehicles per day estimated
- Zoning: C-2 Highway Commercial
- Public water
- Public sewer
- 200-amp electric service
- Natural gas heat
- Municipality: Hanover Township



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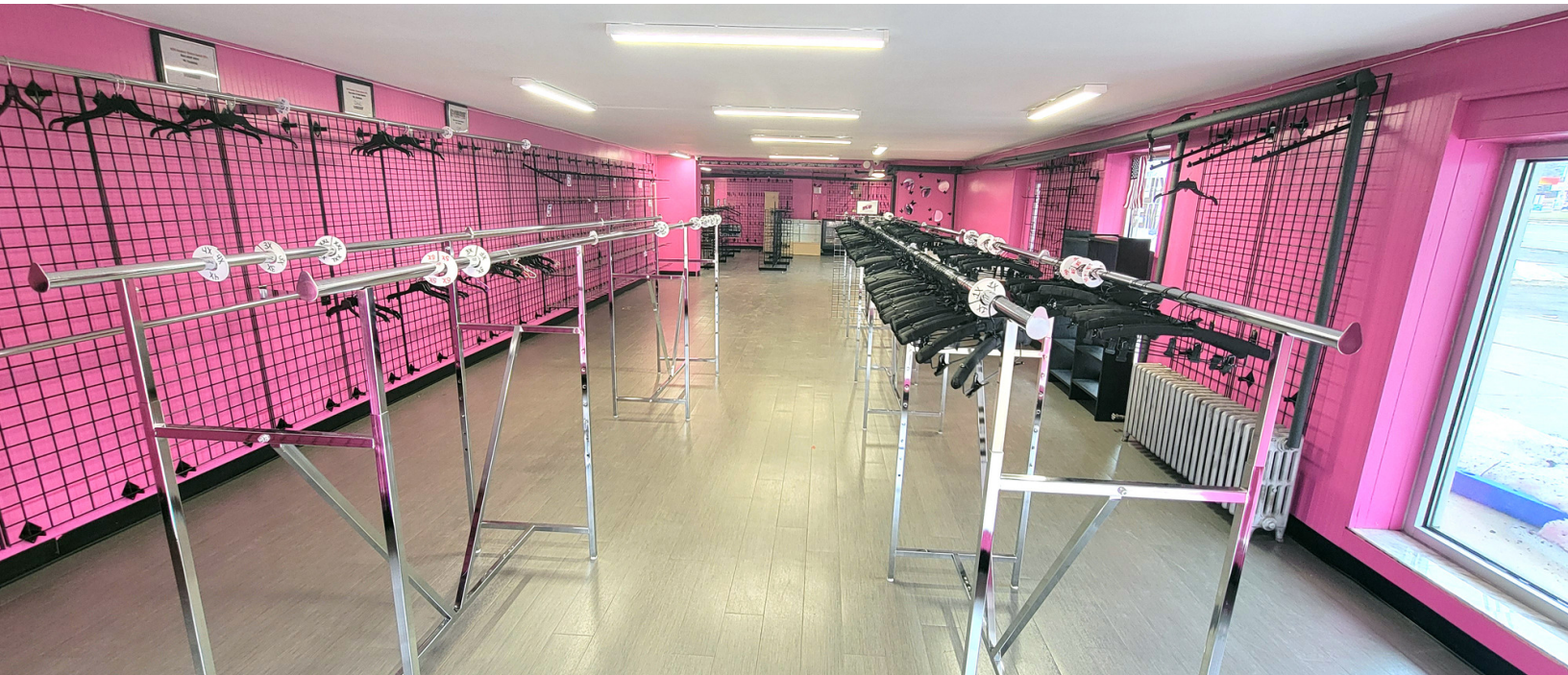
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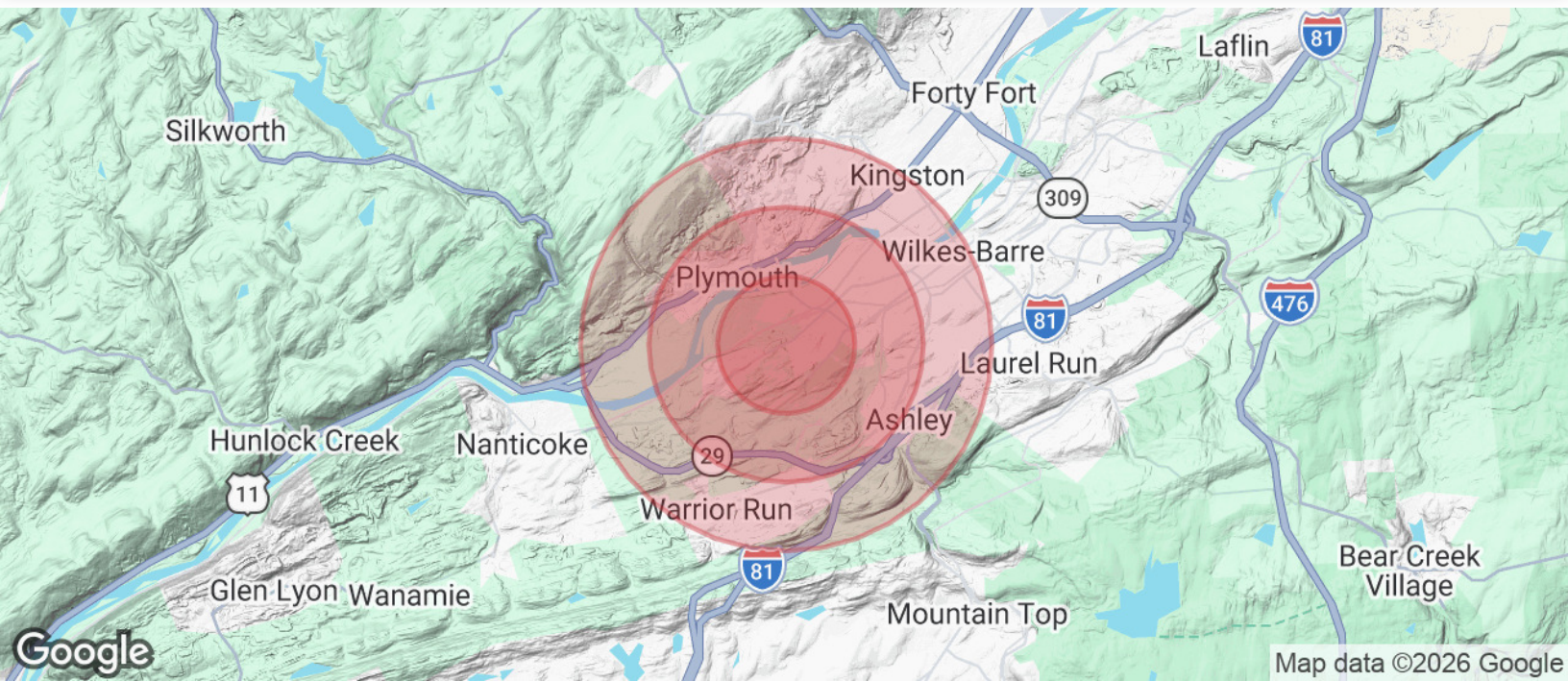
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,134	31,455	55,700
Average Age	41.3	39.3	39.5
Average Age (Male)	39.1	37.7	37.8
Average Age (Female)	42.5	40.7	40.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,149	12,776	22,686
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$73,440	\$74,001	\$69,863
Average House Value	\$132,249	\$125,065	\$124,549

TRAFFIC COUNTS

Sans Souci Pkwy	8,998/day
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2023 American Community Survey (ACS)

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