

FOR LEASE

Former Bon-Ton

400 Eisenhower Drive | Hanover, PA 17331

Available SF: 71,636

Zoning: Planned Development (PD)

Hanover Borough

York County



This availability sits in the middle of Hanover's primary retail destination with anchoring neighbors, easy ingress, and regional visibility — it's a location that is **hard to replicate** elsewhere in the market!

PROPERTY HIGHLIGHTS

- ✓ Move-in ready big box
- ✓ Dominant retail corridor
- ✓ Signalized intersection access
- ✓ Regional Draw

2025 DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	2,170	23,500	62,107
Households	1,056	10,369	25,552
Average HHI	\$124,592	\$85,144	\$92,995
Employees	978	12,580	32,548

TRAFFIC COUNTS – EISENHOWER DR – 15,480 VPD

*ESRI 2025

CONTACT

David L. Bode, CCIM, SIOR

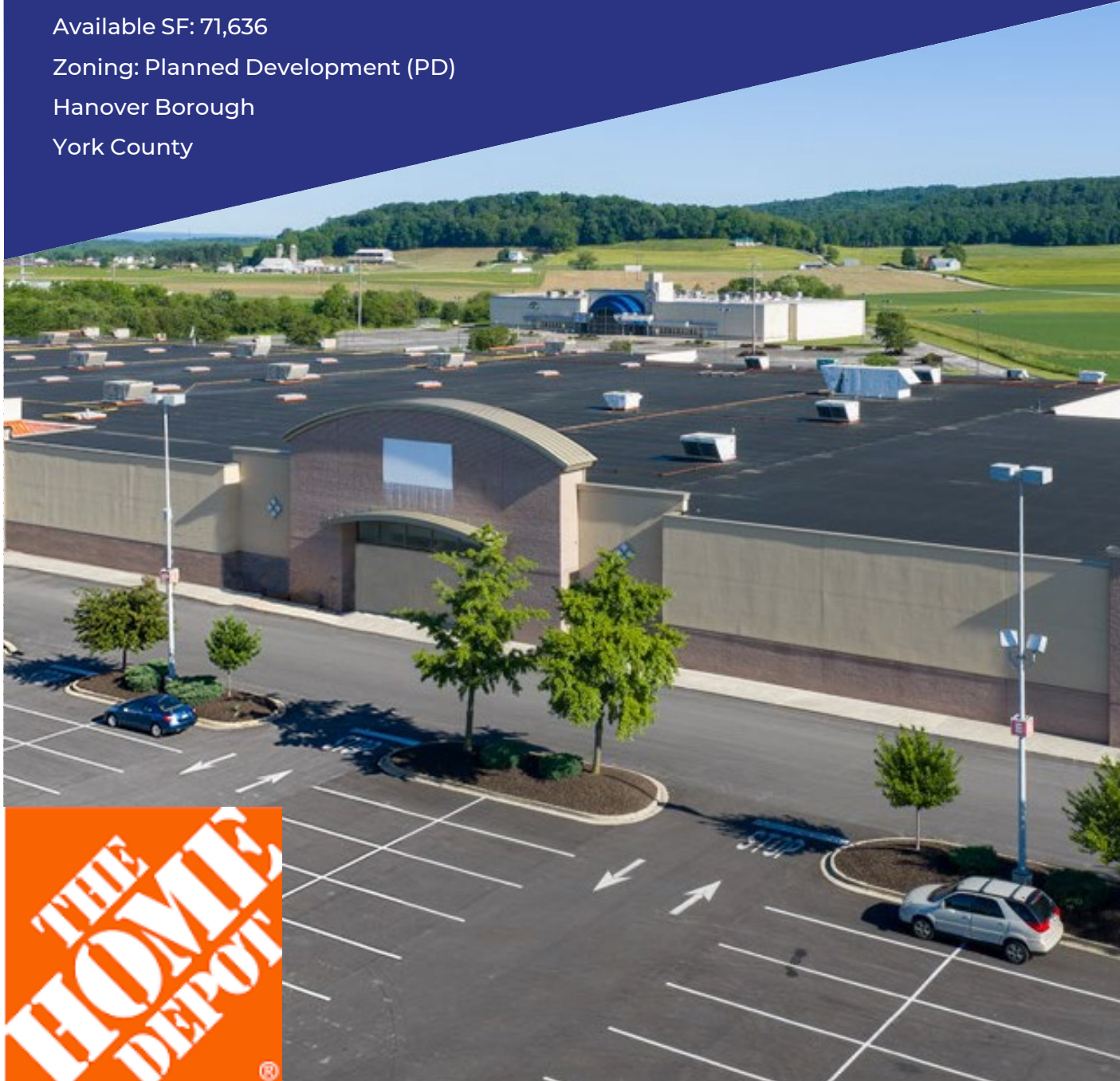
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PROPERTY INFORMATION

Number of Stories	1
Year Built/Renovated	1994/2005
Total GLA	171,678
Roof Construction	Flat; Rubber
Heat Type & Fuel	Hot Air; Gas 10 RTU's
Air Conditioning	Central A/C
Floor Construction	Concrete
Ceiling Height	Front – 19' clear Rear – 16'-6" clear
Sprinkler System	Wet
Parking	On-site lot
Power	3-phase, 480V
Docks	Two (2) w/levelers

GENERAL INFORMATION

Parcel ID	67-67-000-ED-0013-D0-00000
Availability	Immediate
Sewer	Public
Water	Public
Gas	Public – Separate Meter
Electric	Public – Separate Meter

LOCATION DESCRIPTION

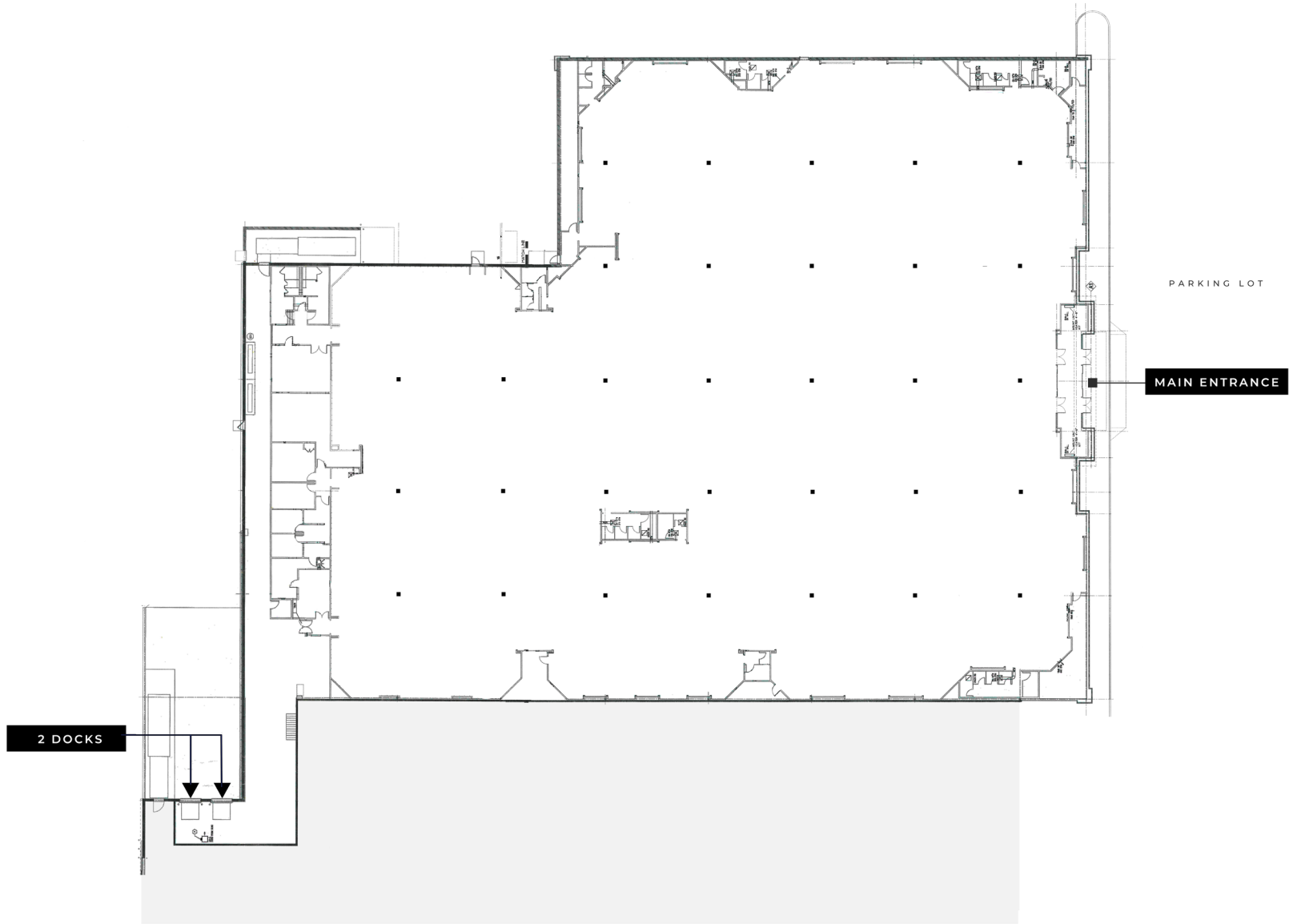
Hanover, PA is located between York and Gettysburg, just north of the Maryland border. The property sits along the Golden Mile at a signalized intersection on Eisenhower Drive.

NOTES

71,636 SF big box retail space adjacent to Home Depot. Interior is in great condition and includes warehouse area in rear with mezzanine and two dock doors. Contact listing agent for use restrictions.

EXPENSE RESPONSIBILITY

CAM	\$ 2.73/SF (2025 Actual)
Electric	Tenant – Direct
Gas	Tenant – Direct
Water	Tenant – Direct
Sewer	Tenant – Direct
Refuse	Tenant – Direct
Janitorial	Tenant – Direct
HVAC Maintenance	Tenant – Direct
Repairs Interior	Tenant – Direct
Roof/Structure	Tenant – Direct
Contents/Liability Ins.	Tenant – Direct
Repairs Exterior	Tenant – CAM
Lawn/Snow	Tenant – CAM
Parking Maintenance	Tenant – CAM
Sprinkler Maintenance	Tenant – CAM
Fire Insurance	Tenant – CAM
Real Estate Taxes	Tenant – CAM



Floor Plan

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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Photos – Surrounding Retail

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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What Makes 400 Eisenhower Drive a Strong Retail Location?



Dominant retail corridor

Eisenhower Drive is **Hanover's primary retail thoroughfare** — the highest-traffic roadway in the market with proven national co-tenancy on all sides.



Signalized intersection access

Lighted entrance with **shared internal access** to Lowe's, Kohl's, and Home Depot. Giant market center directly across the street.



Regional draw

17 miles west of York, 19 miles north of Westminister, 30 miles south of Harrisburg — pulls from a broad regional customer base well beyond local Hanover residents.



Move-in ready big box

Former Bon-Ton shell offers **71,462 SF of established visibility** — ready for retail, fitness, grocer, or entertainment repositioning.

NEIGHBORING ANCHORS



KOHL'S



sam's club



Why This Location?

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Aerial – Surrounding Amenities

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