

MAIN STREET PLAZA

2 S 6TH ST • MCSHERRYSTOWN, PA • 17344

**±1,270 SF
FOR LEASE**



PROPERTY OVERVIEW

End cap space with excellent visibility on Main Street (SR 116). The space is currently occupied by an ice cream shop. The Plaza has two other tenants; Brother's Pizza and Choice Health/Pharmacy. There is off-street and on-street parking that services this neighborhood center. The site is within walking distance to Delone High School. Pylon and overhead signage are available. Lease rate is \$15/SF NNN.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	65,261	89,928	122,586
EMPLOYEES	28,526	32,096	37,749
AVERAGE HHI	\$96,059	\$99,871	\$103,543
HOUSEHOLDS	26,711	36,259	48,778



LOCATION OVERVIEW

The site is located in McSherrystown, Adams County, PA, just west of Hanover. McSherrystown is a small Borough that abuts Hanover Borough and Conewago Township. The property has frontage on two streets. From the site, it is easy to access north and south Hanover, as well as Gettysburg. Local employers include Utz Snack Foods, Delone Catholic High School, Conewago Enterprises, and Food Lion.

Main Street: ±11,000 VPD

Carlisle Street (PA 94): ±15,000 VPD



FLOOR PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
A	CHOICE HEALTHCARE	1,813
B-C	CHOICE PHARMACY	2,197
D	BROTHER'S PIZZA	2,080
E	AVAILABLE	1,270

MARKET OVERVIEW

GATEWAY HANOVER SC



NORTH POINT PLAZA



SITE

NORTH HANOVER MALL



GIANT



HANOVER COMMONS SC



SCHINDLER ELEVATOR

L2 BRANDS

MCCLARIN COMPOSITES



Hanover Public SCHOOL DISTRICT

CARTER LUMBER

CONESTOGATILE



HANOVER FOODS

SFK



HANOVER LOGISTICS

ESAB

HANOVER CROSSING SC



DOLLAR GENERAL



SOUTH WESTERN SCHOOL DISTRICT



RYAN MYERS, CCIM

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