

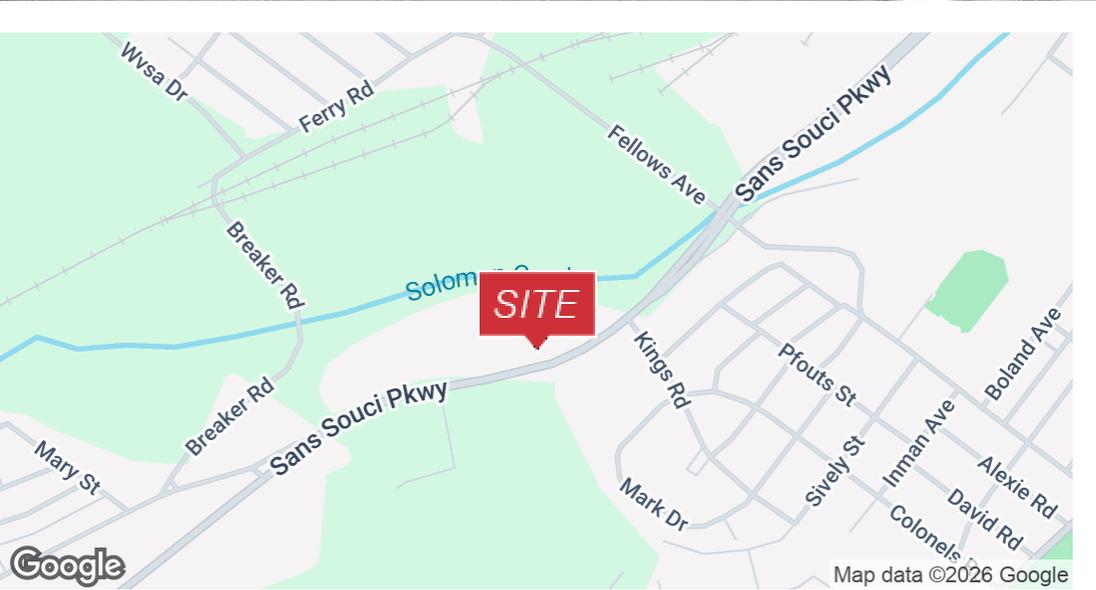
# 1255 SANS SOUCI PARKWAY

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:

**PRICE UPON REQUEST**

## FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
570-820-7700 | [www.naimertz.com](http://www.naimertz.com)  
Wilkes-Barre, PA 18702



# 1255 SANS SOUCI PARKWAY

Hanover Township, PA 18706

 FOR SALE

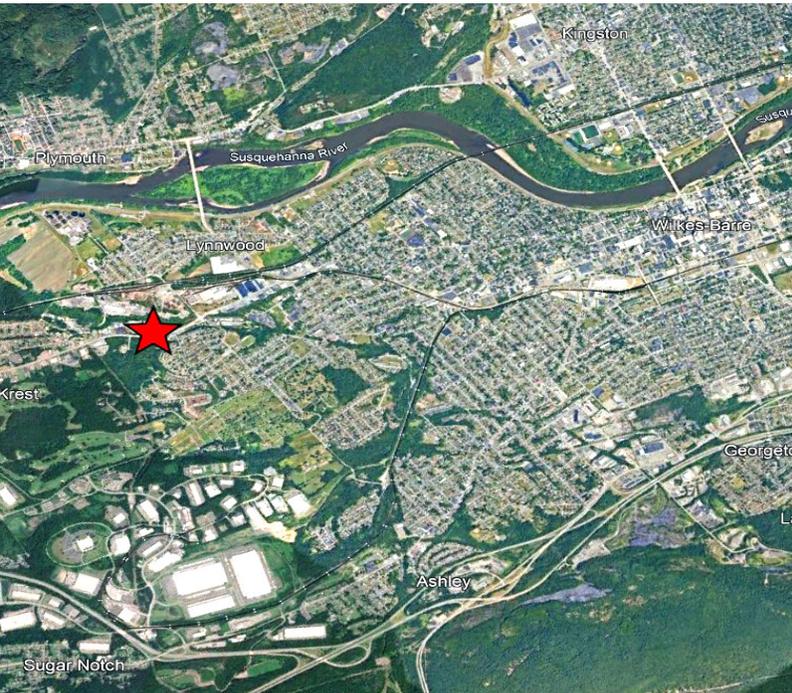
 RETAIL

 2,000± SF



## 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



## FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
570-820-7700 | [www.naimertz.com](http://www.naimertz.com)  
Wilkes-Barre, PA 18702



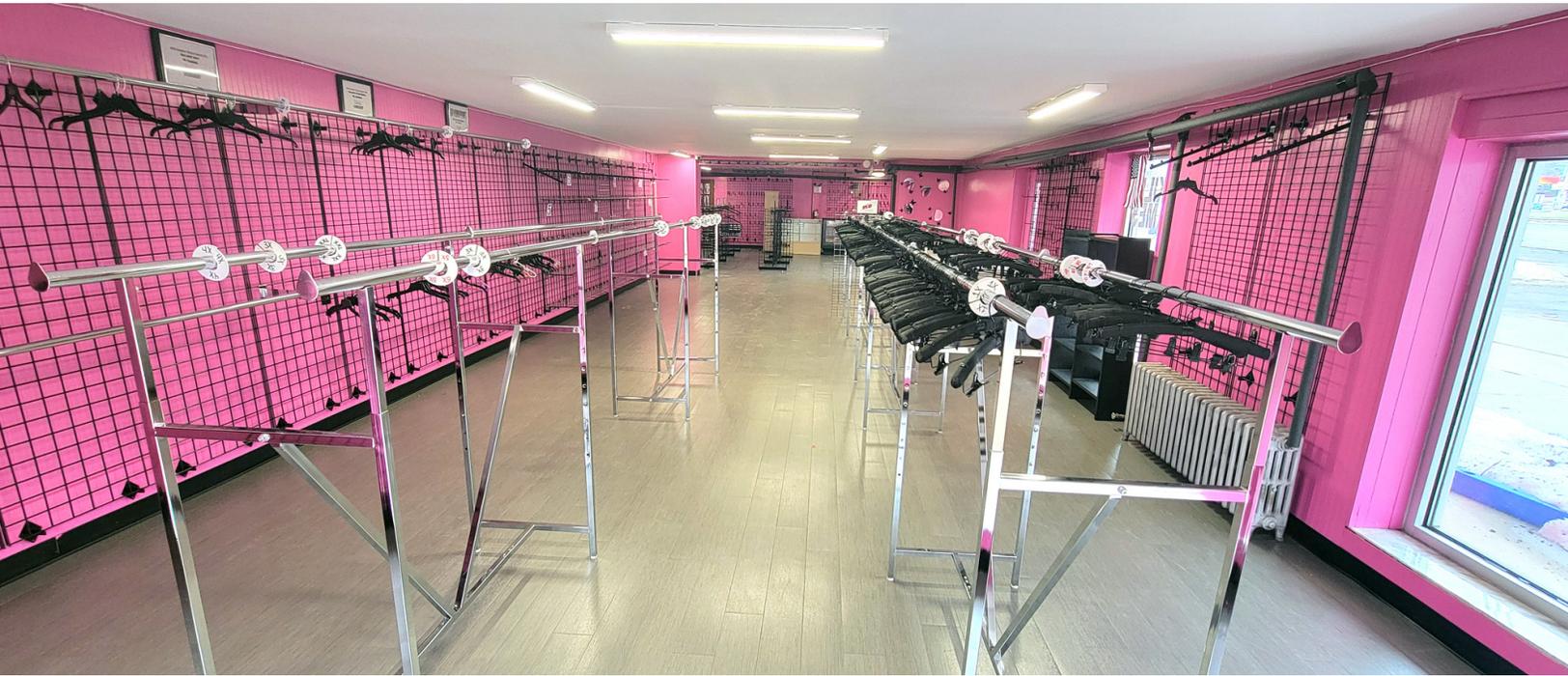
# 1255 SANS SOUCI PARKWAY

Hanover Township, PA 18706

 FOR SALE

 RETAIL

 2,000± SF



## FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
570-820-7700 | [www.naimertz.com](http://www.naimertz.com)  
Wilkes-Barre, PA 18702



# 1255 SANS SOUCI PARKWAY

Hanover Township, PA 18706

 FOR SALE

 RETAIL

 2,000± SF



## FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

# NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110  
570-820-7700 | [www.naimertz.com](http://www.naimertz.com)  
Wilkes-Barre, PA 18702



# 1255 SANS SOUCI PARKWAY

Hanover Township, PA 18706

 FOR SALE

 RETAIL

 2,000± SF



**1255 Sans Souci Pkwy**

### LOCATION OVERVIEW

Sans Souci Parkway is a highly concentrated retail corridor with strong visibility, and nearly 9,000 vehicles per day.

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

### FOR MORE INFORMATION

**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

# NAI Mertz

 NAI Mertz | 350 Laird Street, Suite 110  
570-820-7700 | [www.naimertz.com](http://www.naimertz.com)  
Wilkes-Barre, PA 18702



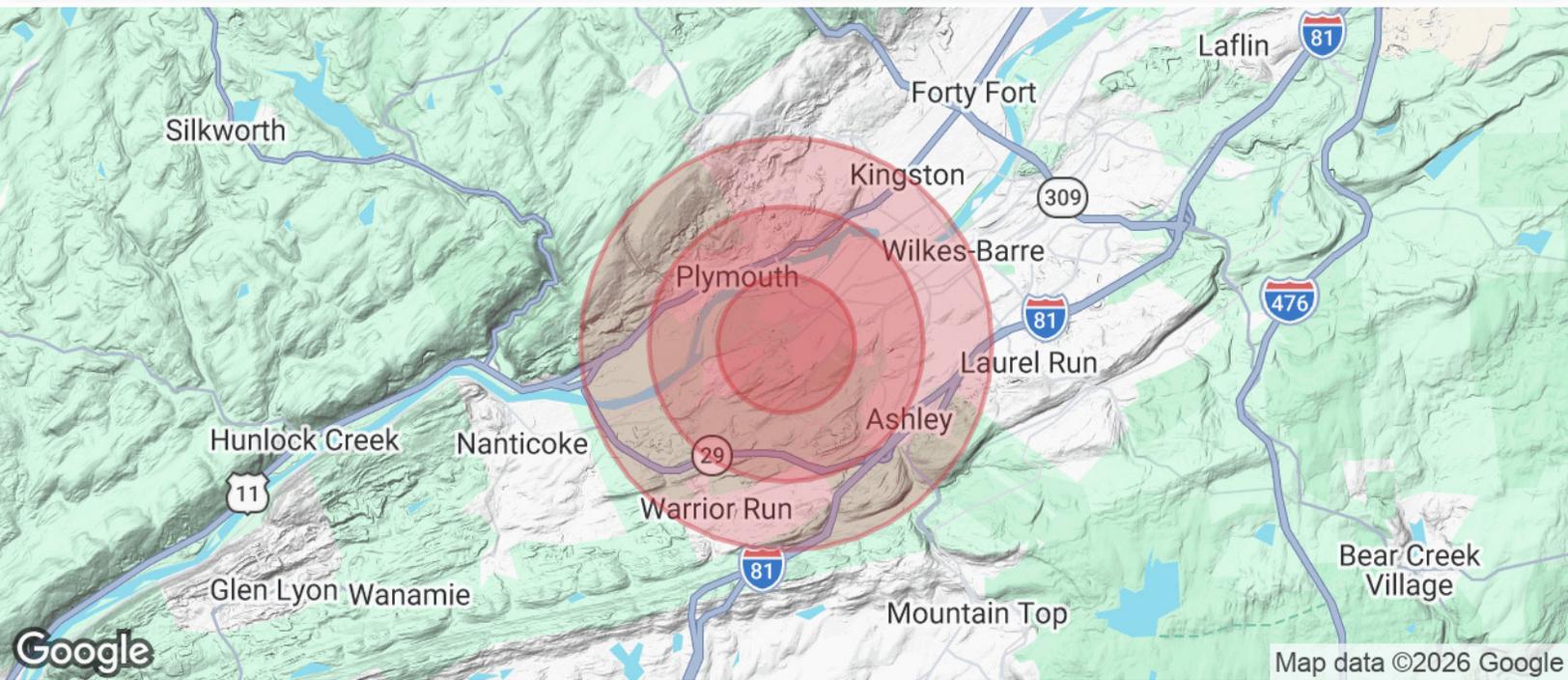
# 1255 SANS SOUCI PARKWAY

Hanover Township, PA 18706

 FOR SALE

 RETAIL

 2,000± SF



## 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
-----------------	-----------

2023 American Community Survey (ACS)

## FOR MORE INFORMATION

Chris Matus, CCIM, SIOR, PMP

 570.760.6411

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

# NAI Mertz

 NAI Mertz | 350 Laird Street, Suite 110  
570-820-7700 | [www.naimertz.com](http://www.naimertz.com)  
Wilkes-Barre, PA 18702

