

INVESTMENT OPPORTUNITY 20 YEAR LEASE TERM



FOR SALE ON BEHALF OF  **brightspeed**



**FOR
SALE**

**122 BALTIMORE ST
HANOVER, PA**





OFFERING SUMMARY

Sale Price	\$4,600,000
Lease Term	20 years
CAP Rate	8.00%
Tenancy	Single
Building Size	32,294
County	York County
Lot Size	0.61 Ac
Zoning	CM
Property Taxes	\$32,352.96
APN	67-000-05-0018.00-0000

PROPERTY OVERVIEW

This exceptional property presents a compelling sale-leaseback opportunity that combines immediate cash flow with long-term investment security. Ownership plans to sell and lease it back for a 20 year period, ensuring operational continuity without disruption. The area has experienced significant investment and development, attracting a diverse range of businesses and industries. With a stable tenant, a prime location, and a favorable lease structure, this sale-leaseback is an attractive choice for both seasoned investors and those looking to diversify their portfolios. Property is a central office providing telephony and internet services to residences and businesses throughout the community.

PROPERTY HIGHLIGHTS

- Established property with long-term tenant in place.
- 20 Year Lease Term with Renewal Options.
- Solid 8.00% Cap Rate.
- Opportunity for stable, passive income streams.
- Conversion opportunity down the road.

TO VIEW THE PROPERTY - ALL SHOWINGS MUST BE SCHEDULED WITH THE LISTING AGENT.



PROPERTY DETAILS

Building Size	32,294 SF
Lot Size	0.61 Ac
Property Sub-type	Industrial
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	Varies per floor
Parking Type	In-Common
Parking Count	20 Spaces
Parking Ratio	0.60/1,000 SF
Ceiling Height	Varies throughout
Ceiling Type	Varies
Construction	Masonry
Roof	Flat
Lighting	Fluorescent
Power	N/A
HVAC	Commercial
Sprinklers	N/A
Security	N/A
Signage	Building
Submarket	Hanover



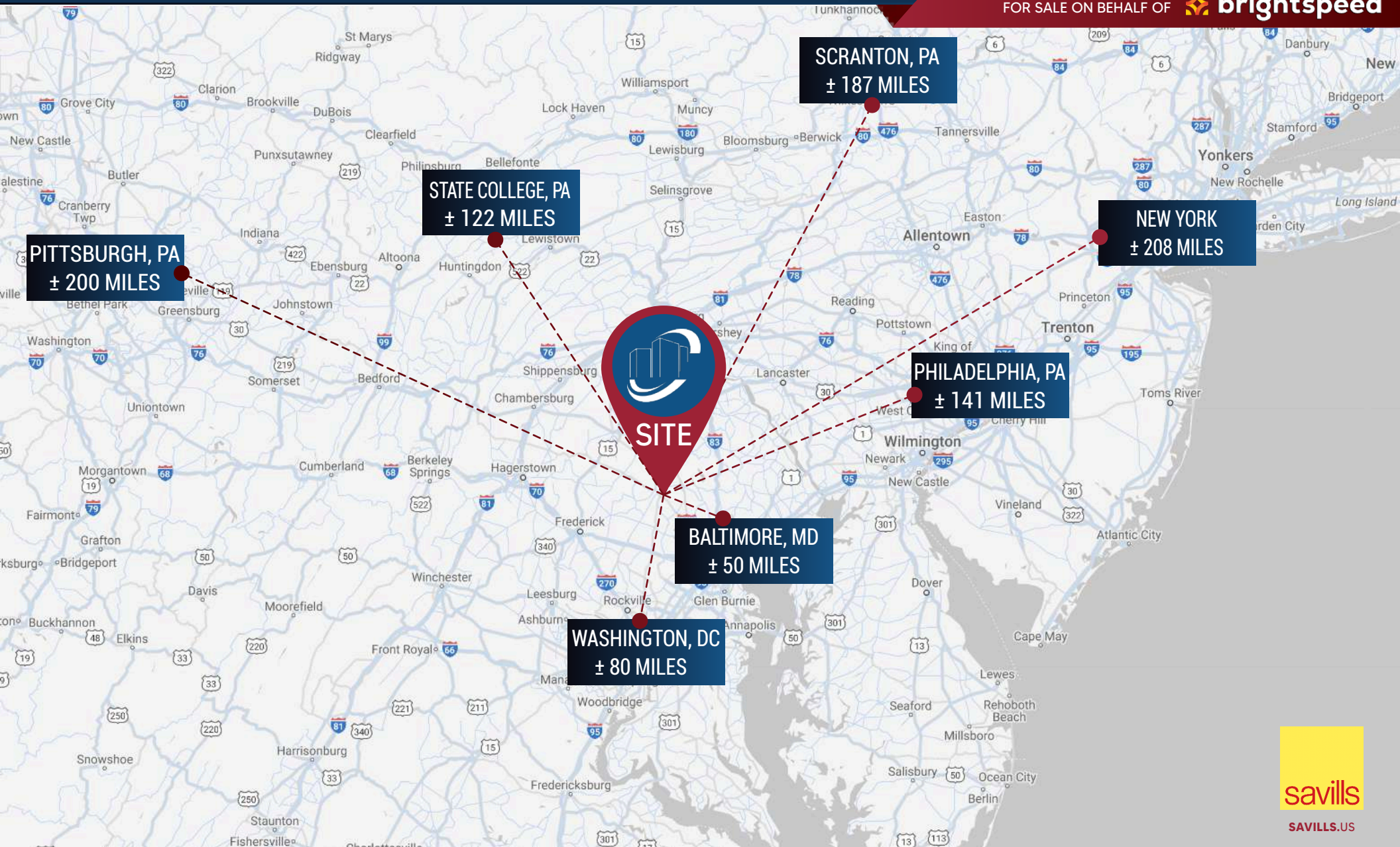
LOCATION



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122 BALTIMORE ST
HANOVER, PA 17331

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LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

TOM POSAVEC, SIOR
SENIOR VICE PRESIDENT, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

CHRIS NEWTON
SENIOR ASSOCIATE
CNEWTON@LandmarkCR.com
C: 717.439.5656



DEMOGRAPHICS

POPULATION

1 MILE	18,129
3 MILE	46,450
5 MILE	61,485

HOUSEHOLDS

1 MILE	7,833
3 MILE	19,339
5 MILE	25,066

AVERAGE HOUSEHOLD INCOME

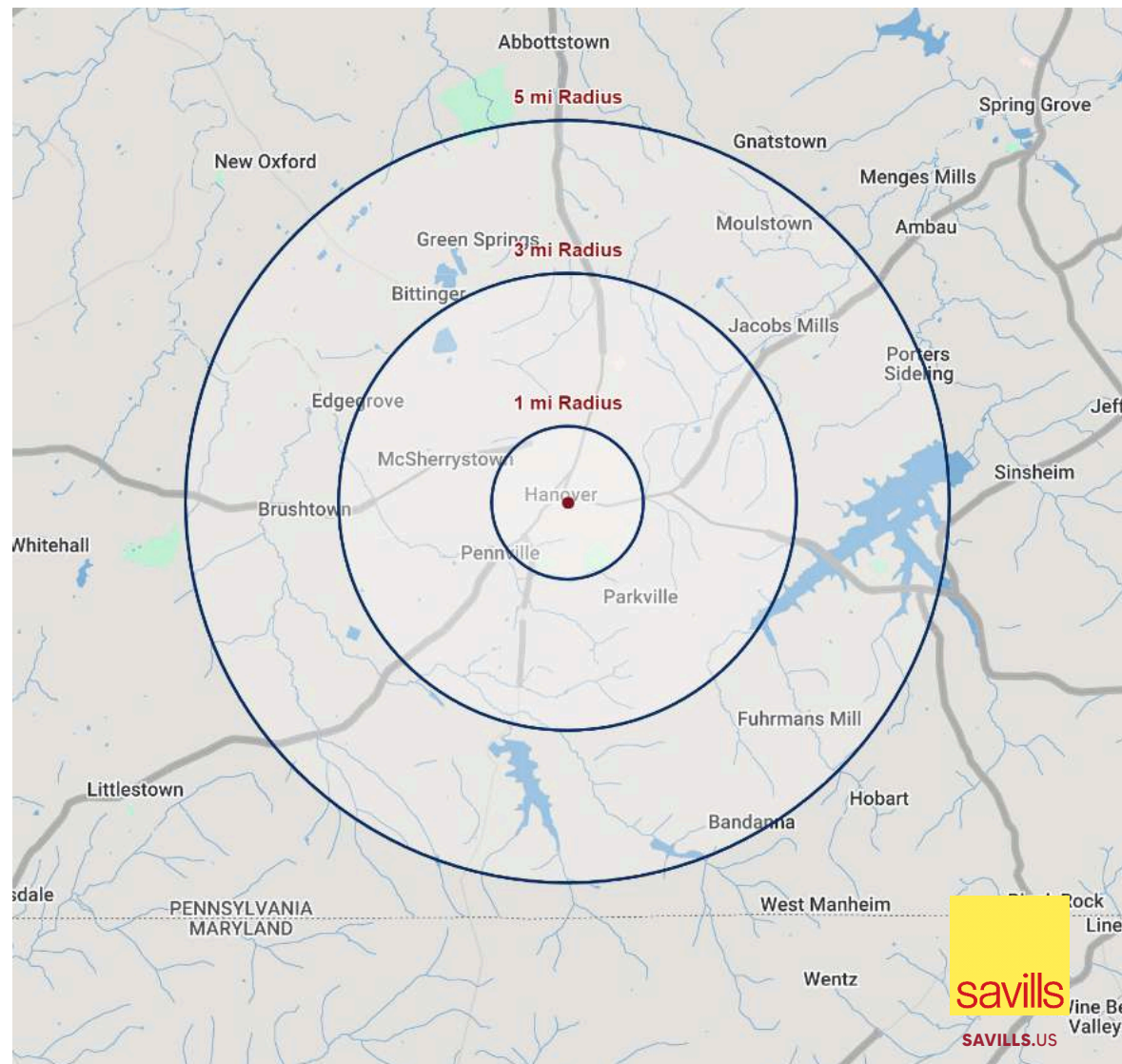
1 MILE	\$79,523
3 MILE	\$94,927
5 MILE	\$100,327

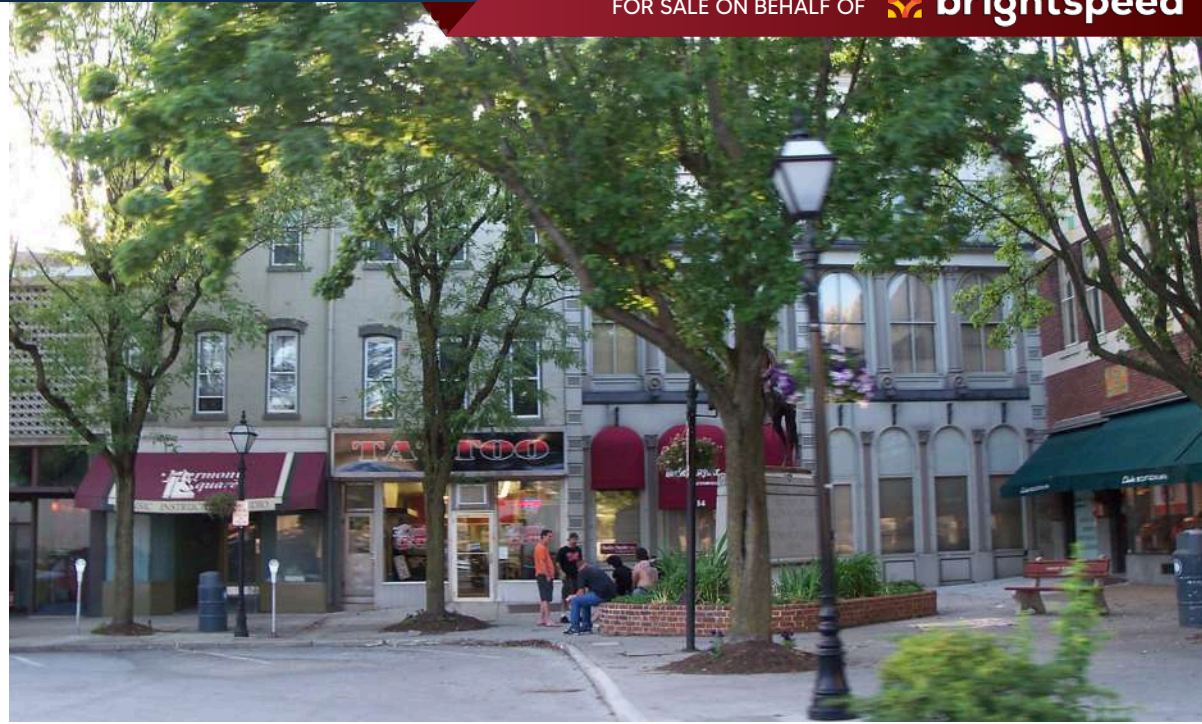
TOTAL BUSINESSES

1 MILE	619
2 MILE	1,595
3 MILE	1,869

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	6,387
3 MILE	23,588
5 MILE	25,470





AREA OVERVIEW

HANOVER, PA, positioned in the heart of York County, is a thriving hub for business investors seeking growth and long-term success. With a strategic location near major transportation arteries like Route 30 and I-83, Hanover offers easy access to key metropolitan areas including Baltimore, Washington, D.C., and Harrisburg. This prime connectivity, combined with its proximity to significant distribution networks, makes Hanover an ideal location for companies in industries such as manufacturing, logistics, and retail. The area boasts a strong industrial heritage, including a robust manufacturing base, and has seen steady economic development fueled by its business-friendly environment and commitment to growth.

In addition to its logistical advantages, Hanover is home to a skilled and dedicated workforce, with a growing talent pool that supports various industries. The town's ongoing development initiatives, coupled with its affordability and access to resources, create a fertile ground for businesses to thrive. Investors will find that Hanover's balanced blend of industrial growth, historic charm, and modern amenities makes it an attractive destination for both immediate expansion and long-term investments. Whether looking to establish a new presence or expand an existing one, Hanover offers endless possibilities for those seeking to capitalize on its vibrant economy and supportive business community.

DEMOGRAPHICS

2023 ESTIMATED
POPULATION

17,114



**MEDIAN
AGE**



**AVERAGE
HOUSEHOLD
INCOME**



**AVERAGE
TRAVEL TIME
TO WORK**



**EST TOTAL
EMPLOYEES
(ALL INDUSTRIES)**



SAVILLS.US



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