

# SHOPPES AT THE SQUARE

11 S MAIN ST | DOVER, PA | 17315

**NEW DEVELOPMENT**  
±1.74 ACRES

**AVAILABLE FOR LEASE**

# PROPERTY OVERVIEW

Shoppes at the Square is a 1.74-acre parcel located in the Dover, PA market, along Main Street (±12,000 VPD). The site presents a unique opportunity for a user to enter into an established market with great visibility, access, nearby convenience of Route 74 (±21,000 VPD), leading traffic South towards York and North towards Dillsburg. The property is in close proximity to traffic drivers such as Giant Food Stores, Dollar General, WellSpan, and Sarah's Creamery, just to name a few.



# LOCATION

Along with its great visibility and access to Route 74, the site benefits from a demographic area that extends more than 5 miles. The site benefits from the high-volume traffic flow of Main Street, which is the main corridor of the Dover market and connects travelers to other major roadways, as well as the surrounding retail, office, medical and residential components.



## POPULATION

5 MILE- 54,605  
7 MILE- 114,096  
10 MILE- 219,610



## EMPLOYEES

5 MILE- 14,224  
7 MILE- 45,146  
10 MILE- 91,370



## AVERAGE HHI

5 MILE- \$114,744  
7 MILE- \$99,323  
10 MILE- \$100,970



## HOUSEHOLDS

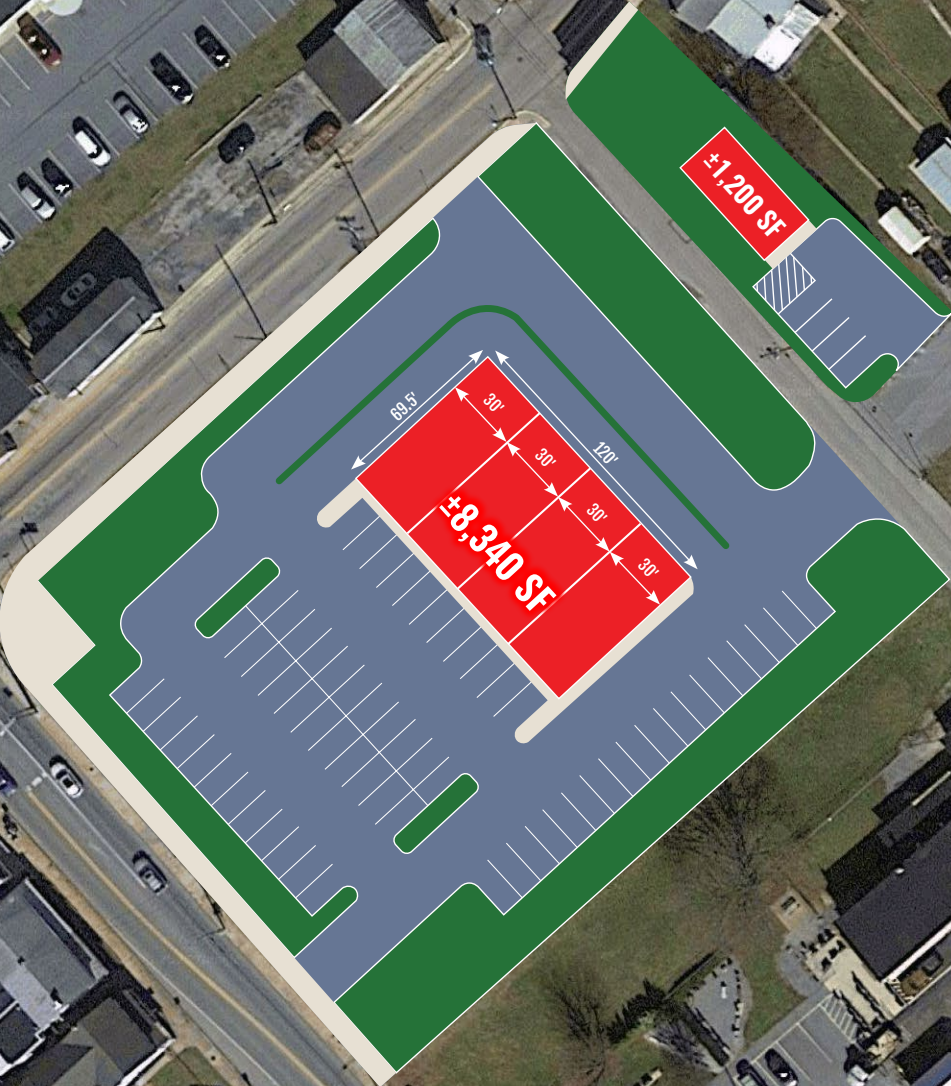
5 MILE- 21,880  
7 MILE- 45,801  
10 MILE- 87,069



# TRADE AREA

The site shows a 20-minute drive time demographic of over 106,390 people with household incomes of more than \$102,902 and daytime employment demographics equally as strong with 39,083. The demographics within a 10-mile radius include 219,610 people in 87,069 homes, a labor force of 91,370 with an average household income of \$100,970. The area's growth since 2000 has increased over 16.1%.

# SITE PLAN



# MARKET OVERVIEW



**SITE**

**GIANT SUBWAY** Fox's Pizza Den

**NORTHWEST PLAZA**  
 TSC TRACTOR SUPPLY CO Staples  
 ALDI CRUNCH Ashley HOMESTORE

**WEST MANCHESTER TOWN CENTER**  
 Walmart at home  
 HOBBY LOBBY GNC HomeGoods  
 KOHL'S Burlington  
 FINE WINE & GOOD SPIRITS crumbl KIRKLAND'S  
 Sport Clips tropicalCAFE petco  
 LOFT AT&T OUTBACK MOD

**DELCO PLAZA**  
 GIANT TJ-maxx  
 ROSS DRESS FOR LESS Panera BREAD LOWE'S  
 TRUIST Bob Evans Wendy's

**CARLISLE COMMERCE CENTER**  
 weis holiday hair BIG LOTS!  
 DOLLAR GENERAL ISAAC'S  
 M MEMBERS 1st FEDERAL CREDIT UNION planet fitness Planet Fitness

**YORK FAIR GROUNDS**  
 Hoss's STEAK & SEA  
 Mavis Discount Tire

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

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3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

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