

11 S Main Street

Dover, PA | 17315

Available For Lease



New Development Opportunity

1.74 Acres

E Canal Street

Main Street

Property Overview

Available
1.74 AC

Surrounding Retailers

11 South Main Street 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.



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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.

Trade Area

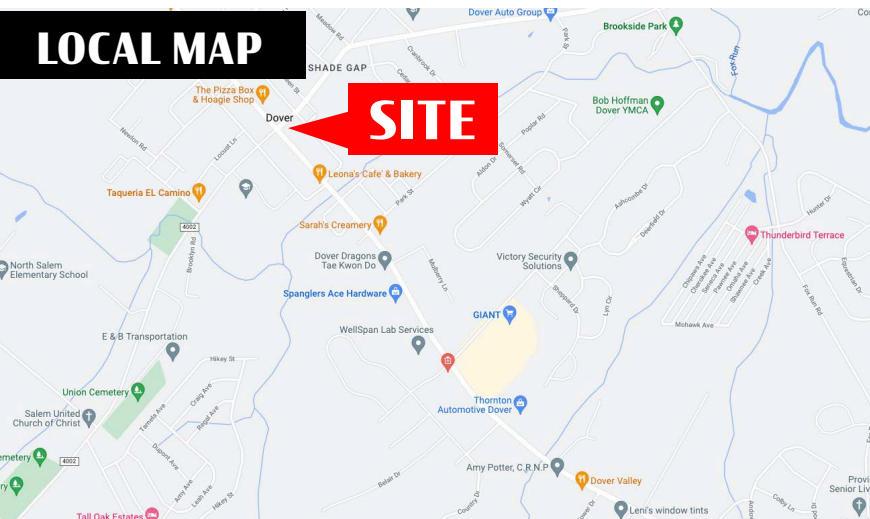
The site shows a 20-minute drive time demographic of over 119,327 people with household incomes of more than \$78,835 and daytime employment demographics equally as strong with 54,286. The demographics within a 10-mile radius include 209,681 people in 84,679 homes, a labor force of 168,575 with an average household income of \$79,202. The area's growth since 2000 has increased over 16.1%.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,098	25,315	54,932
TOTAL EMPLOYEES	1,474	3,373	14,088
AVERAGE HHI	\$92,770	\$87,968	\$91,361
TOTAL HOUSEHOLDS	2,057	10,222	21,742

TRAFFIC COUNTS: Main Street ± 12,000 VPD

LOCAL MAP



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MARKET AERIAL



About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



LISTING AGENTS:

Blake Shaffer

bshaffer@bennettwilliams.com

Brad Rohrbaugh

brohrbaugh@bennettwilliams.com

Chad Stine

cstine@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

CONTACT US

717.843.5555
www.bennettwilliams.com

LANCASTER OFFICE:

2173 Embassy Dr.
Lancaster, PA 17603

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

