

# 3071 CARLISLE ROAD, DOVER, PA 17315

1 ACRE OF LAND AVAILABLE | FOR LEASE



20 MINUTE DRIVE TIME DEMOGRAPHICS

	<b>POPULATION</b> 149,010
	<b>EMPLOYEES</b> 85,369
	<b>HH INCOME</b> \$71,422
	<b>HOUSEHOLDS</b> 59,291
	<b>TRAFFIC COUNTS</b> CARLISLE ROAD 21,049 VPD

## PROPERTY OVERVIEW

3071 Carlisle Road is a 1 acre, commercially zoned vacant piece of land located in Dover, PA. The parcel offers access and visibility along Carlisle Road (21,049 VPD), and is situated near national traffic generating retailers. Within the immediate area you'll find major brands such as Weis Markets, AutoZone, McDonald's, Walgreen's and Royal Farms to name a few. The property would be a great development opportunity for any retail, medical, or service user enter the growing Dover market.

## LOCATION

3071 Carlisle Road is centrally positioned in the Dover market. The parcel sits along Carlisle Road (21,049 VPD) and is minutes away from Route 30 (55,734 VPD). Carlisle Road acts as the main corridor which takes consumers East to downtown York and West to Dillsburg. A trade area that extends over 5 miles combined with high-volume traffic from the dense retail and residential areas allows the site to pull from immediate and surrounding market points.



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Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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## TRADE AREA

Adding to the stability of the project, 3071 Carlisle Road shows a 20-minute drive time demographic of over 149,010 people with household incomes more than \$71,422 and daytime employment demographics equally as strong with 85,369. The demographics within a 10-mile radius include 239,579 people in 96,011 homes, a labor force of 193,500 with an average household income of \$76,857. The areas growth since 2000 has increased 17.1% with over 16,335 new homes.



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CARLISLE ROAD 21,049 VPD

GROUND LEASE/BUILD TO SUIT - FLEXIBLE FOOTPRINT  
CONCEPTUAL PLAN

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