

3966 Carlisle Road

Dover, PA | 17315

Available



Property Overview

The project at 3966 Carlisle Road features a commercially zoned lot available for sale, ground lease, or build to suit next a newly proposed Mavis Discount Tire. Current concept plan shows up to 10,000 SF and offers signalized access along Carlisle Road (21,049 VPD). Within the immediate area you'll find major brands such as Weis Markets, AutoZone, Mavis Discount Tire, Stauffers, 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.

Surrounding Retailers

GIANT

WELLSPAN[®]
HEALTH

TURKEY HILL

M&T Bank



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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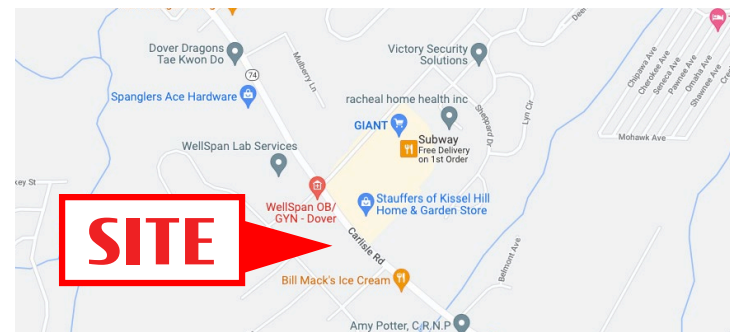
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Location

3966 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.



Trade Area

Adding to the stability of the project, 3966 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.

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--|----------|----------|----------|
| TOTAL POPULATION | 30,681 | 63,822 | 132,251 |
| TOTAL EMPLOYEES | 4,002 | 20,274 | 55,844 |
| AVERAGE HHI | \$87,750 | \$87,624 | \$77,279 |
| TOTAL HOUSEHOLDS | 12,140 | 25,304 | 51,003 |
| TRAFFIC COUNTS: Carlisle Road ± 21,000 VPD | | | |



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SITE PLAN



74

CARLISLE ROAD - ±21,000 VPD

74



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12,000 SF PROPOSED BUILDING



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CARLISLE ROAD - ±21,000 VPD

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MARKET AERIAL



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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

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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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