

# 3966 Carlisle Road

Dover, PA | 17315

*Available*



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.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



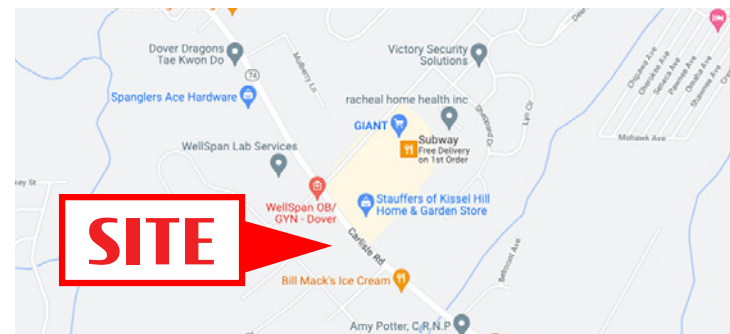
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## Location

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: <b>Carlisle Road</b> ± 21,000 VPD			



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## SITE PLAN



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**Carlisle Road - ±21,000 VPD**

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## MARKET AERIAL



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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.

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.

## INVESTMENT ADVISORS:

### Cale Bruso

cbruso@bennettwilliams.com

### Adam Hagerman

ahagerman@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

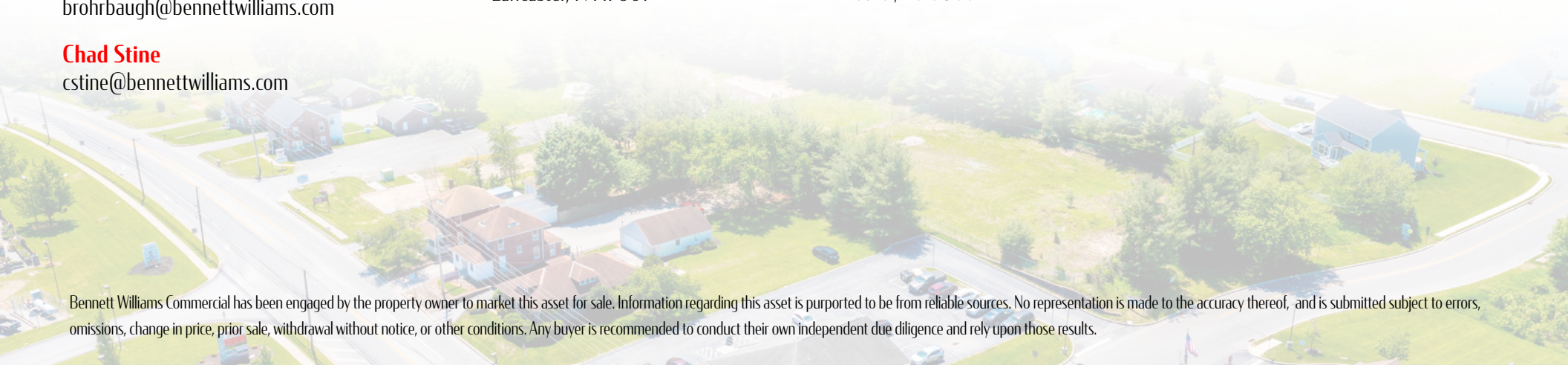
717.843.5555  
www.bennettwilliams.com

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054



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