

For Sale

CARLISLE ROAD

Dover, PA | 17315

± 9.36 AC

AVAILABLE
9.36 AC

Overview

9.36 acres of commercially zoned land located approximately .75 miles north of the Dover Square. The land is relatively flat with two areas of road frontage on Carlisle Road. The site shares access with Dollar General. The drive access is already constructed. There is one billboard on-site.

Dover Township has been supportive in seeing the development of this property. The Township's Industrial & Commercial Development Committee has suggested the top four preferred uses to be a commercial recreational facility, outdoor pistol/archery range, winery/brewery, or farmer's market. The Township has expressed interest in an extension of Raycom Road, which serves a small industrial park. The road extension would go through this property.

The property has access to public water and public sewer, which is located along Carlisle Road. The land is listed at \$450,000



Ryan Myers

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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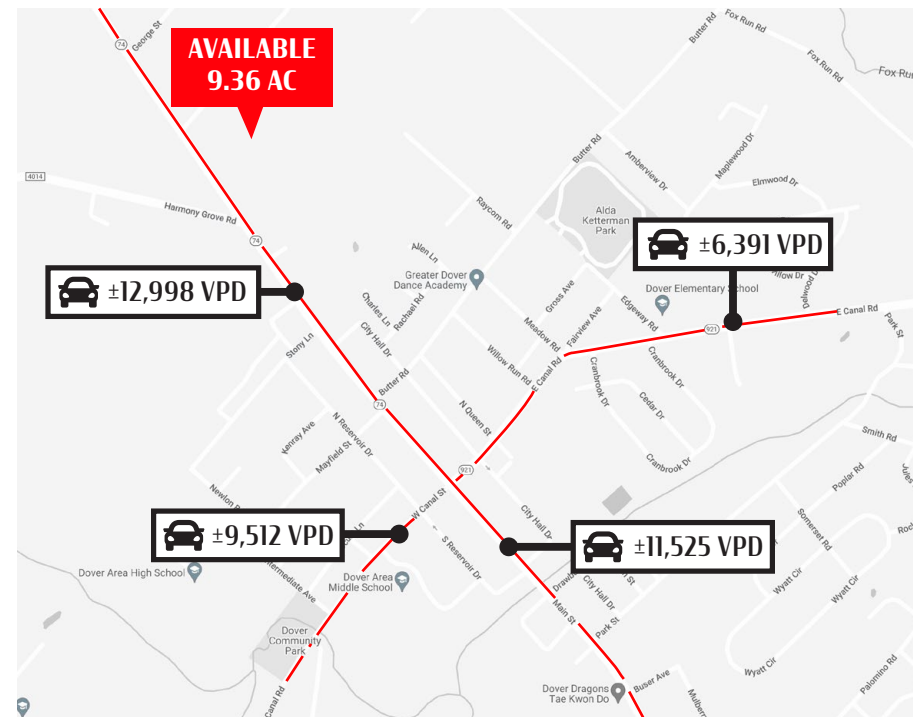
Location

Dover Township is located in the northwestern part of York County. It is about eight miles from the City of York and thirty-four miles from the City of Lancaster. The cities of Carlisle and Harrisburg are both approximately the same distance (twenty-six miles) from Dover Township. Harrisburg is directly north of Dover Township while Carlisle is to the northwest. Dover Township is approximately twenty-eight miles from the City of Gettysburg.

There are several transportation routes that service the area. The Property is located along Route 74 that connects York to Dillsburg/Carlisle. Also easily accessible are Route 30, Route 15 and I-83.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	21,345	50,537	99,491
TOTAL EMPLOYEES	3,133	7,295	38,209
AVERAGE HHI	\$90,636	\$92,726	\$83,044
TOTAL HOUSEHOLDS	8,615	20,022	38,814

TRAFFIC COUNTS: Carlisle Rd - ±12,998 VPD



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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.

LISTING AGENT(S):

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