

± 4.5 acres

3022 Carlisle Rd, Dover, PA

For Sale



Property Overview

Available
± 4.5 acres Land/Retail

3022 Carlisle Road is a +/- 4.5-acre tract available for sale in the heart of the Dover market. With the exponential growth flooding this market, 3022 Carlisle Road offers a unique opportunity for any user looking to enter this market. In addition, this site is an excellent redevelopment opportunity that offers two access points off Carlisle Road and Grenway Road. With a brand-new Wawa and Move-In-Storage slated for across the street, this parcel is an excellent fit for a multitude of uses including but not limited to: convenience, grocery, automotive, medical, retail and more. Contact our team today to discuss!

Surrounding Retailers

GIANT.
DUNKIN'

weis
Advance
Auto Parts

Stauffers
OF KISSEL HILL

Wawa



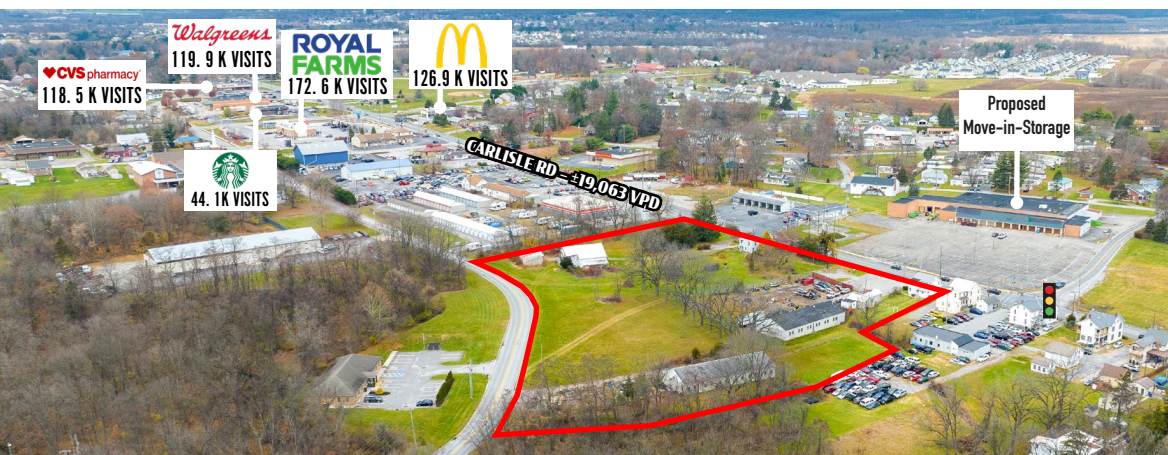
Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	41,856	97,555	159,017
TOTAL EMPLOYEES	12,835	40,861	69,832
AVERAGE HHI	\$113,664	\$98,238	\$97,043
TOTAL HOUSEHOLDS	16,908	38,982	62,399

TRAFFIC COUNTS: Carlisle Rd - ± 19,063 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:

Adam Hagerman

ahagerman@bennettwilliams.com

Cale Bruso

cbruso@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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

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

WEST CHESTER OFFICE:

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

CONTACT US

717.843.5555 | www.bennettwilliams.com

