

DOVER MARKETPLACE

2130 PALOMINO RD • DOVER, PA • 17315



GIANT

SUBWAY

Great Clips

±2,400 SF AVAILABLE



JOIN RETAILERS:



±2,400 SF AVAILABLE
FOR LEASE



ABE KHAN | BRAD ROHRBAUGH | CHAD STINE

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

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Dover Marketplace is a 55,400 square-foot retail shopping center ideally located directly off Carlisle Road ($\pm 13,000$ VPD) in Dover, Pennsylvania. Carlisle Road is a main thoroughfare to Route 15 ($\pm 30,000$ VPD). The site benefits from having great visibility along Carlisle Road, as well as being located along Palomino Road which provides direct access to Dover Marketplace. Dover Marketplace provides retailers with the opportunity to break into a market where there is little retail opportunity remaining. With the project being anchored by major grocery such as Giant, the center offers a great deal of benefit to any retailer.

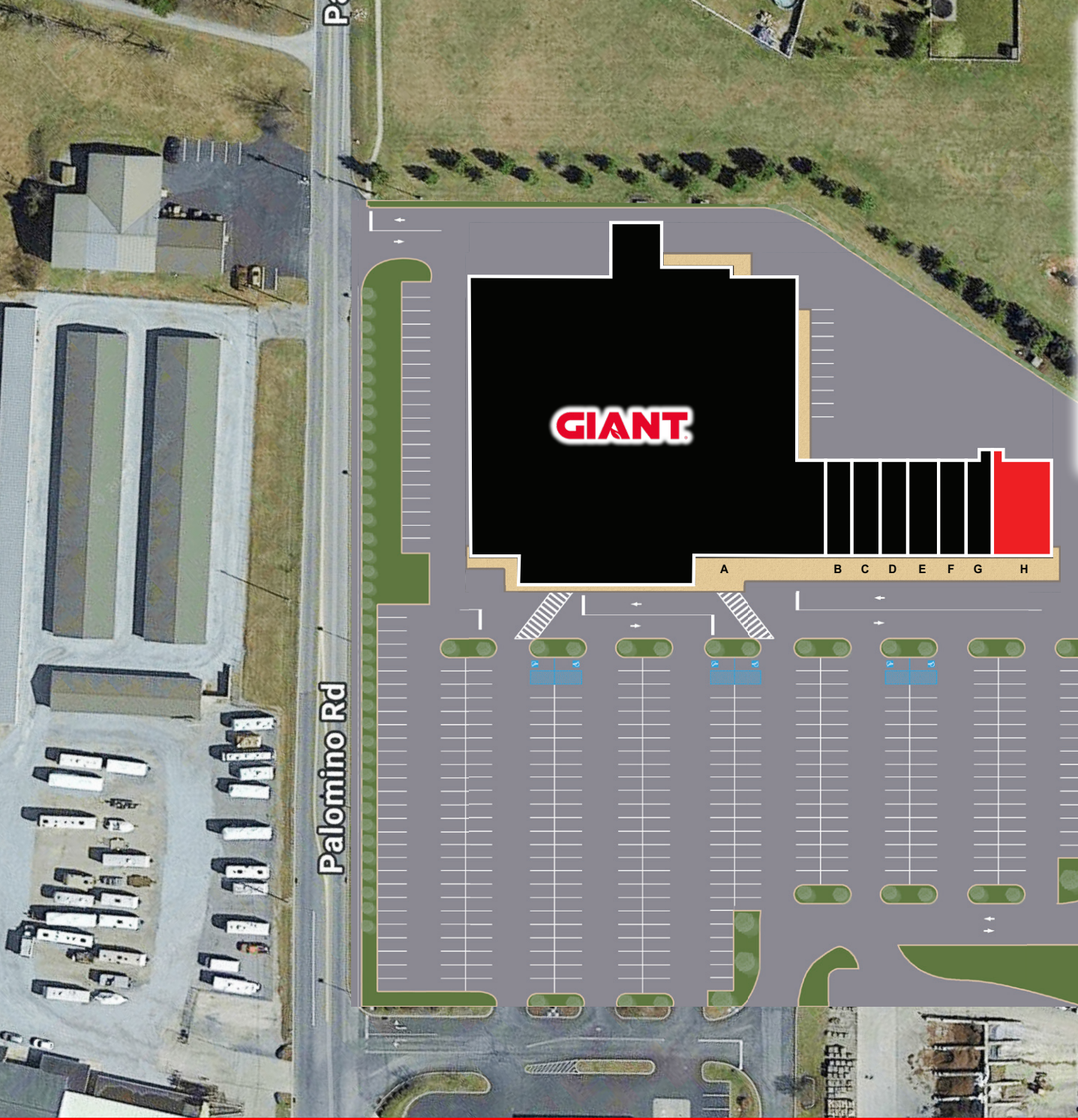
LOCATION OVERVIEW

The strategically positioned Dover Marketplace benefits from having visibility along Carlisle Road ($\pm 13,000$ VPD). The center has 3 separate, full access points, one of which is from Carlisle Road and two of which are from Palomino Road. The York area has seen a great amount of growth over the past 10 years with the development of major retail projects including the redevelopment of Wal-Mart and Kohl's anchored power center, West Manchester Town Center. Located in West Manchester Township, the center is located within a fast-growing market of residential, retail and warehouse distribution.

TRADE AREA OVERVIEW

Adding to the stability of the project, Dover Marketplace shows a 20-minute drive time demographic of over 106,708 people with a household income more than \$101,128 and daytime employment demographics equally as strong with 40,568. The demographics within a 10-mile radius include 230,163 people in 90,965 homes, a labor force of 97,035 with an average household income of \$103,083. The area's growth has increased over 16.0% since 2000 with over 11,933 new homes.





TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
A	GIANT	45,944
B	GREAT CLIPS	1,200
C	EDWARD JONES	1,200
D	CHINA ONE	1,200
E	SUBWAY	1,200
F	FOX'S PIZZA GARDEN	1,200
G	LUXURY NAILS	1,200
H	AVAILABLE	2,400



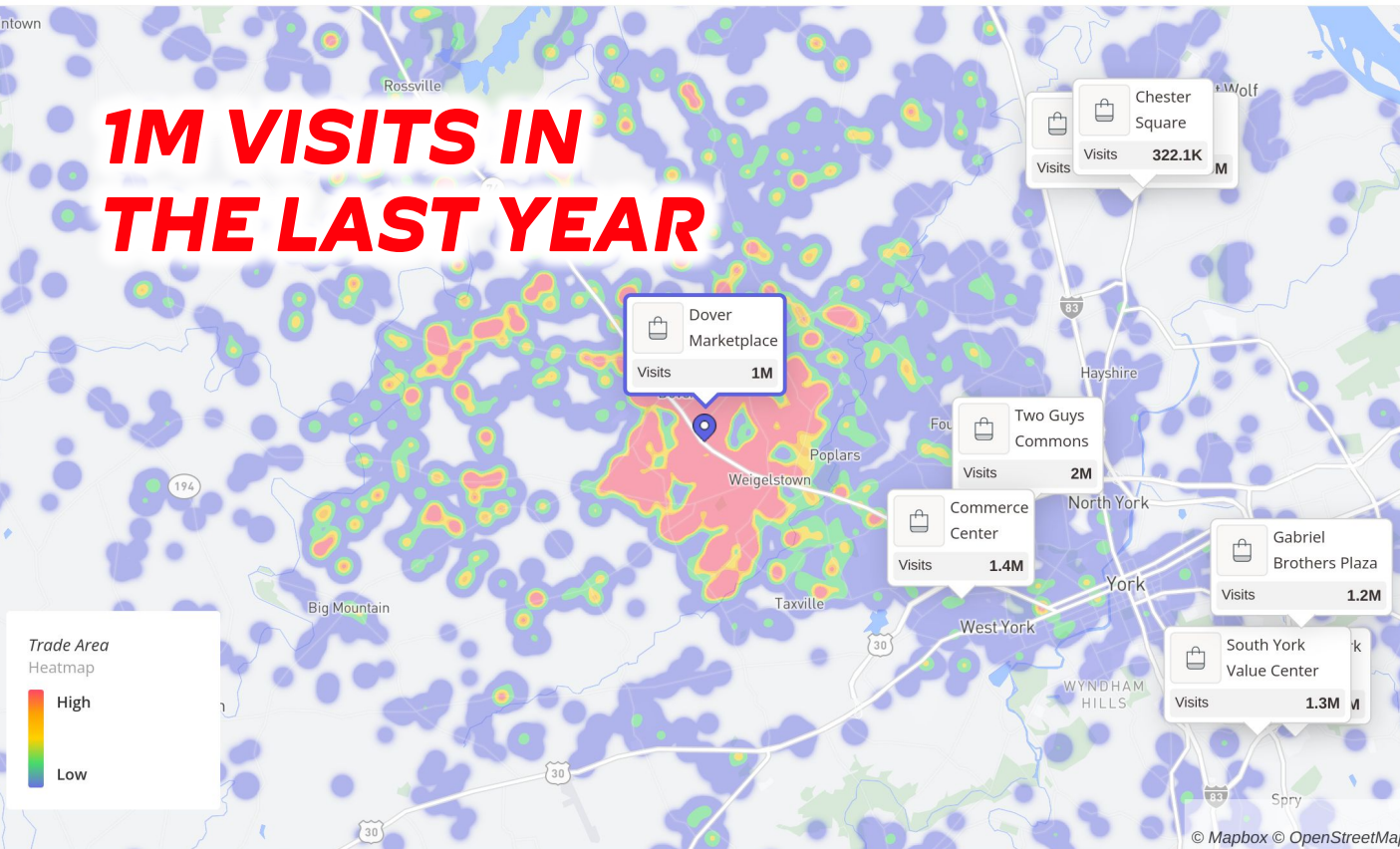
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Market Landscape

1M VISITS IN THE LAST YEAR



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Oct 1st, 2023 - Sep 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	31,953	64,365	230,163
TOTAL EMPLOYEES	4,303	21,585	97,035
AVERAGE HHI	\$112,839	\$111,521	\$103,083
TOTAL HOUSEHOLDS	12,976	26,202	90,965

SURROUNDING RETAILERS

GIANT.

890.3K VISITS & \$41.2M IN SALES IN THE LAST YEAR



720.6K VISITS & \$6.8M IN SALES IN THE LAST YEAR

weis

670.1K VISITS & \$23.7M IN SALES IN THE LAST YEAR

FROM PLACER.AI

MARKET AERIAL

DOVER MARKETPLACE
GIANT Great Clips
 Edward Jones *Fox & Pizza Den*
SUBWAY

MST MEMBERS 1ST
 FEDERAL CREDIT UNION
MAVIS DISCOUNT TIRE

Stauffers
 OF KISSSEL HILL

McDonald's **Pizza Hut** **Wawa**
Walgreens **Starbucks** **ROYAL FARMS**
weis **DUNKIN'** **RITE AID**

NORTHWEST PLAZA
ALDI **Denny's** **MONRO**
Staples **FRACOR SUPPLY CO**

MANCHESTER CROSSROADS
SUBWAY **PET SMART** **NTZ**
T-Mobile **M&T Bank** **Arbys** **Ritas**

WINGATE BY WYOMING **Hardee's**
Autozone **6**

YORK GALLERIA MALL
Boscov's **Marshalls**
H.M. **AT&T** **verizon** **ExtraSpace Storage** **HOLLYWOOD**

weis **DO**
WELLS FARGO **verizon**
Heritage Valley

FOUR POINTS
UBREAKFIX **Hertz**
QDOBA

Target **KOHL'S**
Michaels

Starbucks **Advance Auto Parts**
OLIE'S **CARPET & TILE MART**

ROYAL FARMS
Maple Village
KFC **Chick-fil-A** **Mattress Warehouse** **MISSION BBQ**

McDonald's **GROCERY OUTLET**
baggage Market

SHEETZ **Cheddar's**

CANDLEWOOD SUITES

WEST MANCHESTER MALL
Walmart **REGAL** **petco**
HOBBY LOBBY **Durlington** **at home**
LOFT **KIRKLAND'S** **KOHL'S**
crumbl **Sport Clips**

Target **BI'S**

DELCO PLAZA
GIANT **FIVE BELOW**
ROSS **DRESS FOR LESS** **LOWE'S** **Wendy's**
TJ-maxx **SIERRA**
Panera **Bob Evans**

MT ROSE PLAZA
Pizza Hut **Wendy's** **POPEYES**
Advance Auto Parts **Save** **DUNKIN'**

YORK MARKETPLACE
Lowes **Starbucks**
GIANT **SUPER SHOES** **FIVE BELOW**
GameStop **RED LOBSTER**

CARLISLE COMMERCE CENTER
weis **DOLLAR GENERAL** **BIG LOTS!**
holiday hair **ISAAC'S**
The UPS Store

YORK COLLEGE

PENN STATE YORK

YORK HOSPITAL

DOLLAR GENERAL

SHEETZ

SUBWAY **LOBL**

Intertec

QUEENSGATE TOWNE CENTER
weis **crumbl**
Jersey Mike's **SWEET FUSION**
CHIPOTLE

SOUTH YORK VALUE CENTER
SUBWAY **Price Rite**
Panera **noodles**
Amigos **T-Mobile** **DOLLAR TREE**

PRIMANTI **DUNKIN'**
BROS. **IHOP**

TACO BELL

COUNTRY

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

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REPRESENTATION

TENANT
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PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

