

2080 CARLISLE ROAD

YORK, PA 17408



±2,500 SF / 0.44 ACRES

FOR SALE



FRANCESCO CONIGLIARO | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

2080 Carlisle Road is a 0.44-acre parcel that is for sale with a 2,500 square foot building. Located in West Manchester Township, York, PA, the zoning for this property is Local Commercial with permitted uses that include retail, office, and restaurant, Veterinarian and Medical users, just to name a few. This site is ideally situated with frontage on Carlisle Road (Route 74) one of the market's main traveled corridors ($\pm 18,000$ VPD).



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	129,773	180,791	261,354
EMPLOYEES	55,836	86,733	103,578
AVERAGE HHI	\$95,158	\$99,232	\$102,582
HOUSEHOLDS	50,854	71,620	103,047



MARKET OVERVIEW



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The logo consists of a stylized blue 'R' icon followed by the text 'ACTIVE MEMBER OF: RETAIL BROKERS NETWORK' in blue and black.

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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

LISTING AGENTS:



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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.

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.

