

2080 CARLISLE ROAD

YORK, PA 17408

±2,500 SF / 0.44 ACRES

FOR SALE

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

SITE

WALLACE
ELEMENTARY
SCHOOL

Encompass
Health

Roosevelt Ave

UPMC

Rutter's

NORTHWEST PLAZA

ALDI Ashley HOMESTORE Staples
CRAVACH TRACTOR SUPPLY CO

DQ

Denny's

CHICKEN
NORTH

Chick-fil-A

weis

ROYAL
FARMS

MAPLE VILLAGE

MATTRESS Warehouse MISSION BBQ

MANCHESTER CROSSROADS

OLD NAVY INTERIORSHOME
SPROUTS FARMERS MARKET PETSMART
FINE WINE & GOOD SPIRITS SUBWAY Domino's Arby's
Rita's Friendly's NTB the Vitamin Shoppe
M&T Bank T-Mobile

Shiloh
Family Restaurant

meineke
oil care center

QUAKER
STEAK & LUBE
BEST WINOS USA

Advance
Auto Parts

Olive
Garden
ITALIAN KITCHEN

CARPET & TILE MART
FLOORING SUPERCENTERS

WEST MANCHESTER TOWN CENTER

Walmart SportClips crumbl
at home GameStop LOFT
The Home Decor Superstore
FINE WINE & GOOD SPIRITS petco
GNC HOBBY LOBBY HomeGoods tropical SMOOTHIE CAFE
KIRKLAND'S Burlington KOHL'S AT&T
BUFFALO WILD WINGS OUTBACK DSW MOD

SHEETZ

McDonald's

Latitudes
Cakes

MAVIS
DISCOUNT
TIRE

ISAAC'S

Target

B.J.'s

BURGER
KING

SUBWAY verizon
HAIR CUTTERY

DELCO PLAZA

ROSS SIERRA GIANT
DRESS FOR LESS
TJ-MAXX LOWE'S FIVE BELOW
Panera BREAD SALLY BEAUTY Wendy's
Bob Evans TRUIST MY SALON

CARLISLE COMMERCE CENTER

weis BIG LOTS! DOLLAR GENERAL
planet fitness ALZADA PAPA JOHN'S
holiday hair

WEST YORK
HIGH SCHOOL

YORK
FAIRGROUNDS

Carlisle Rd
Carlisle Ave

W Philadelphia St

W Market

W Prince

Bennett Williams

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York, PA 17402

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LANCASTER OFFICE:

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Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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