

# 2901 CARLISLE RD

DOVER, PA • 17315



Moove In Self Storage

Wawa

**SITE**

CARLISLE RD ±17,000 VPD

## NEARBY RETAILERS

weis

DUNKIN'

ADVANCE  
AUTO PARTS



Wawa

AutoZone

Pizza  
Hut

±7,013 SF  
**FOR LEASE**



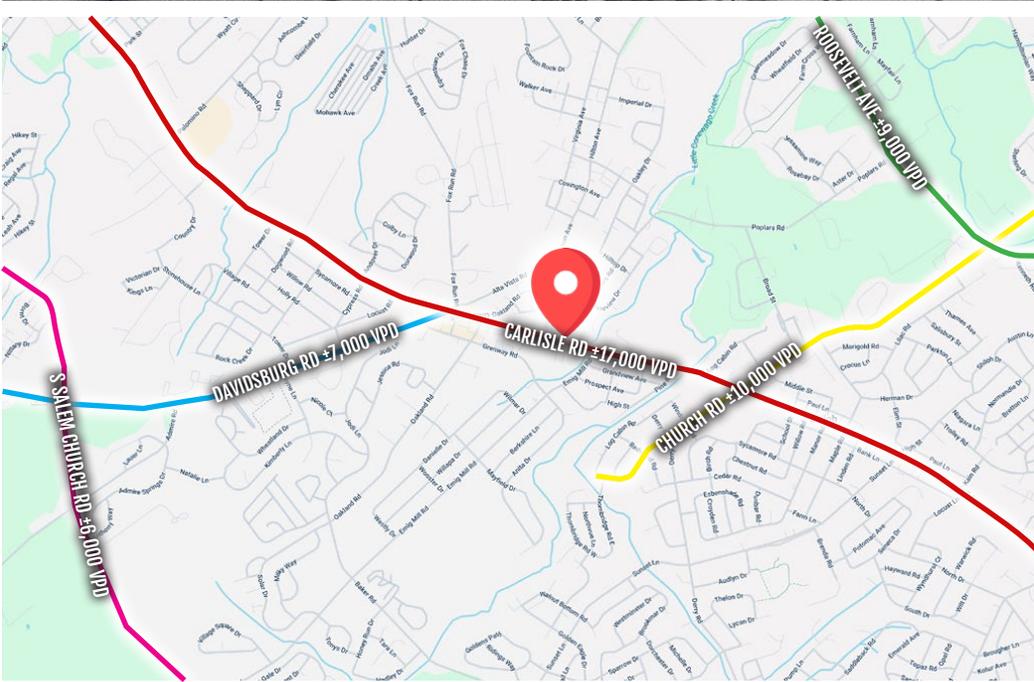
ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
FOR PROPERTY INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

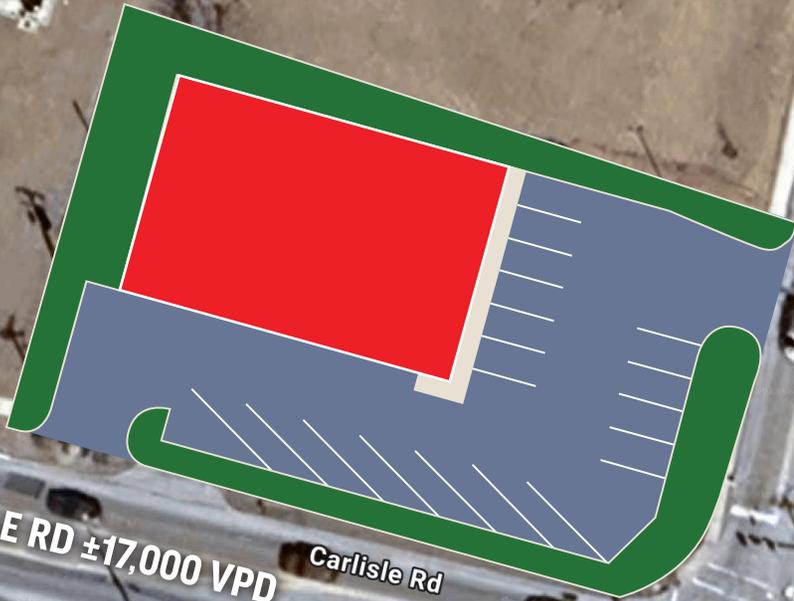
# PROPERTY OVERVIEW

A 7,013 SF freestanding former Rite Aid is available for lease at 2901 Carlisle Road in Dover, PA. This well-located property offers strong visibility and easy access along a heavily traveled corridor, making it an excellent opportunity for retail, medical, or service-oriented tenants. The building features a functional open floor plan, a prominent storefront, and ample on-site parking, providing a versatile space that can be adapted to a variety of uses. Positioned in a growing area with established neighborhoods and nearby retail, this location is ideal for businesses seeking a high-traffic site in a thriving market.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	42,341	101,819	166,214
TOTAL EMPLOYEES	13,730	45,187	71,689
AVERAGE HHI	\$114,603	\$99,417	\$99,921
TOTAL HOUSEHOLDS	17,099	40,501	65,000

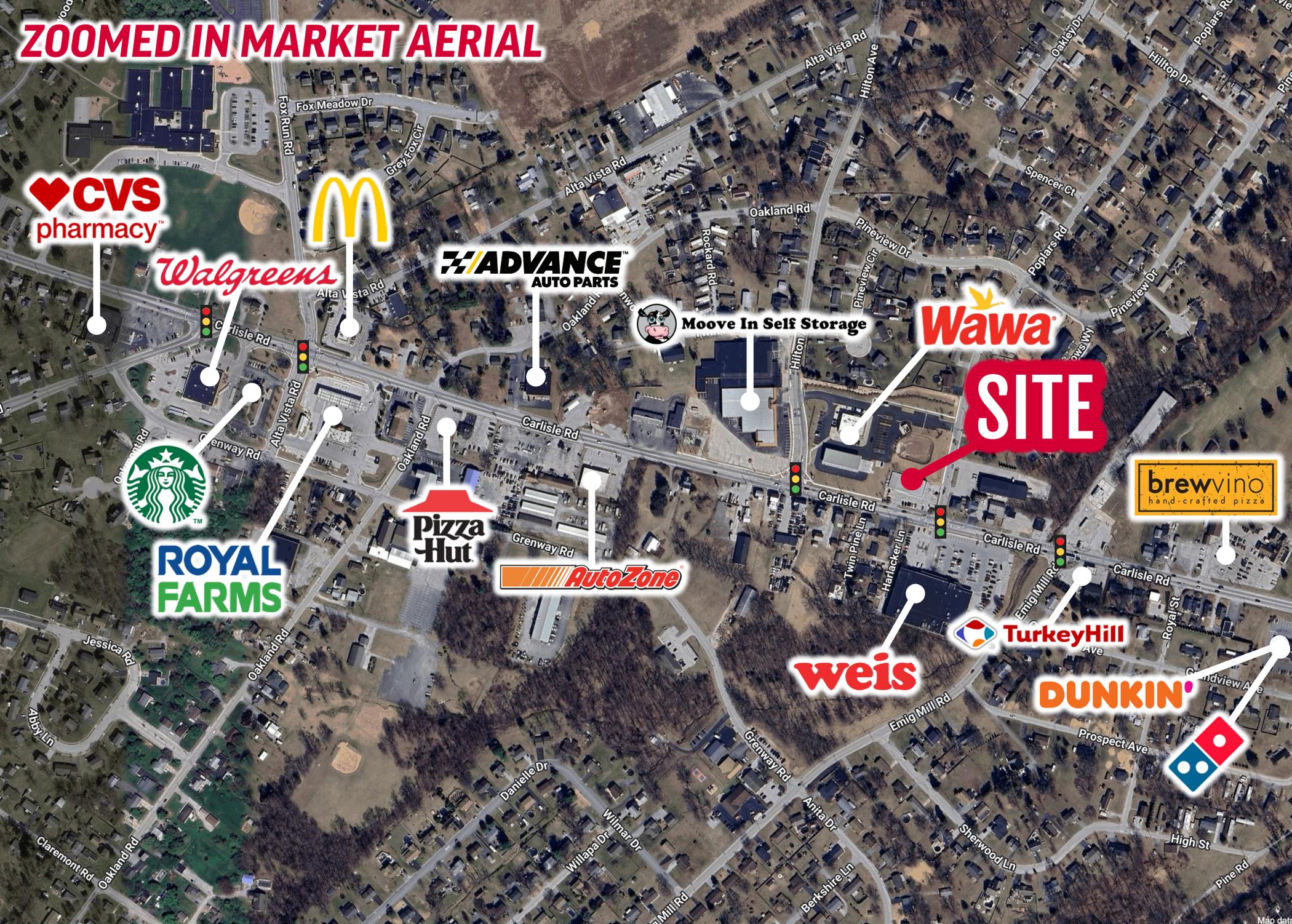
# SITE PLAN



CARLISLE RD ±17,000 VPD



# ZOOMED IN MARKET AERIAL



**CVS**  
pharmacy™

**Walgreens**



**ADVANCE**  
AUTO PARTS



**Moove In Self Storage**

**Wawa**

**SITE**



**ROYAL FARM**



**AutoZone**

**brewvino**  
hand-crafted pizza

**weis**



**TurkeyHill**

**DUNKIN'**



# MARKET AERIAL



# 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

## LISTING AGENTS:



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### CONTACT US

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INVESTMENT  
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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.

