

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

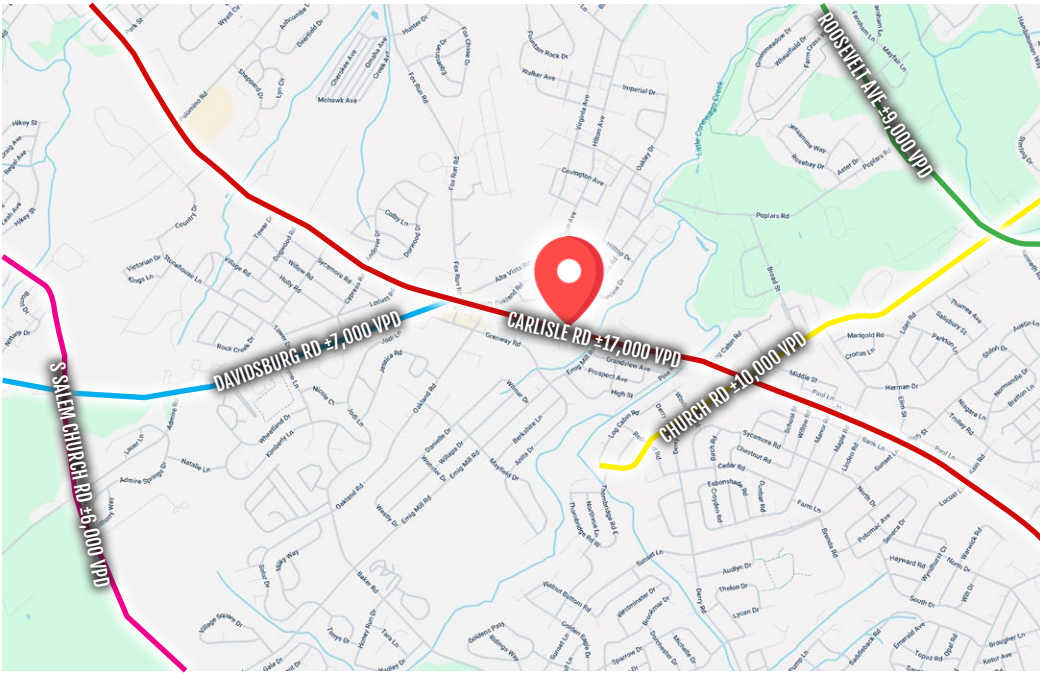
FOR PROPERTY INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

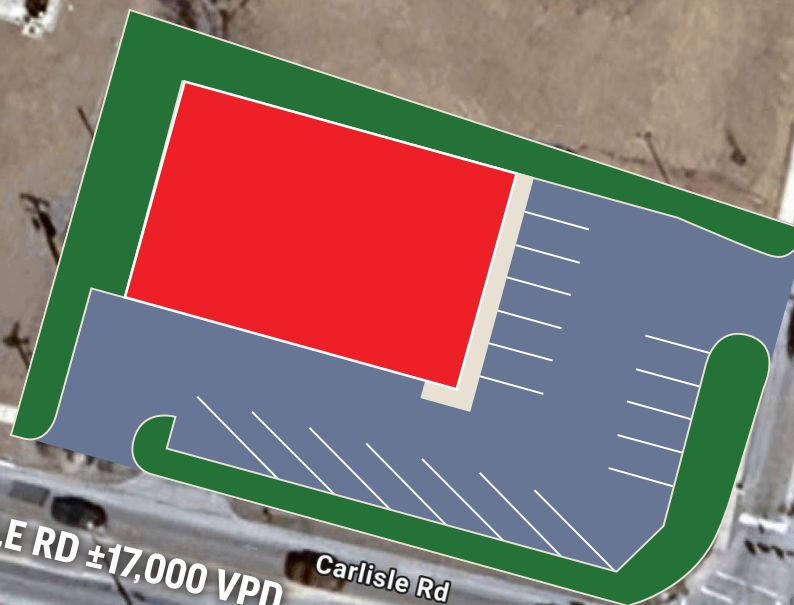
PROPERTY OVERVIEW

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



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ZOOMED IN MARKET AERIAL



MARKET AERIAL



DOVER MARKETPLACE
GIANT Great Clips
 Edward Jones **FOX'S PIZZA DEN**
SUBWAY

MEMBERS 1st
 FEDERAL CREDIT UNION
MAVIS DISCOUNT TIRE

Stauffers
 OF KISSEL HILL
McDonald's
Pizza Hut
Wawa

Walgreens
Starbucks
ROYAL FARMS
weis
DUNKIN'
SITE

WEST MANCHESTER MALL
 Walmart REGAL petco
 HOBBY LOBBY Burlington at home
 KIRKLAND'S KOHL'S
 CAFE crumbl SportClips

CARLISLE COMMERCE CENTER
 BJ's
 weis DOLLAR GENERAL BIG LOTS
 holiday hair ISAAC'S M

DELCO PLAZA
 GIANT five BE'W
 ROSS LOWE'S Wendy's
 TJ-maxx SIERRA
 Panera Bob Evans

NORTHWEST PLAZA
 ALDI Denny's
 MONROE Staples TRACTOR SUPPLY CO

MANCHESTER CROSSROADS
 FIRE WINE & GOOD SPIRITS Friendly's
 SUBWAY PETSMART NTE
 T-Mobile M&T Bank Arby's Ritas

WINGATE
 StarHoodies
 AutoZone 6

FOUR POINTS
 UBREAKIFIX Hertz
 Starbucks QDOBA

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

Target
KOHL'S
Michael's

CANDLEWOOD SUITES

YORK MARKETPLACE
 Lowe's
 GIANT SUPER SHOES
 GameStop

MT ROSE PLAZA
 Pizza Hut FAMILY RESTAURANT POPEYES
 Advance Auto Parts Save DUNKIN' 4 U

QUEENSGATE TOWNE CENTER
 weis crumbl
 DOLLAR GENERAL CHIPOTLE

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

PRIMANTI BROS
 DUNKIN' IHOP

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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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.

