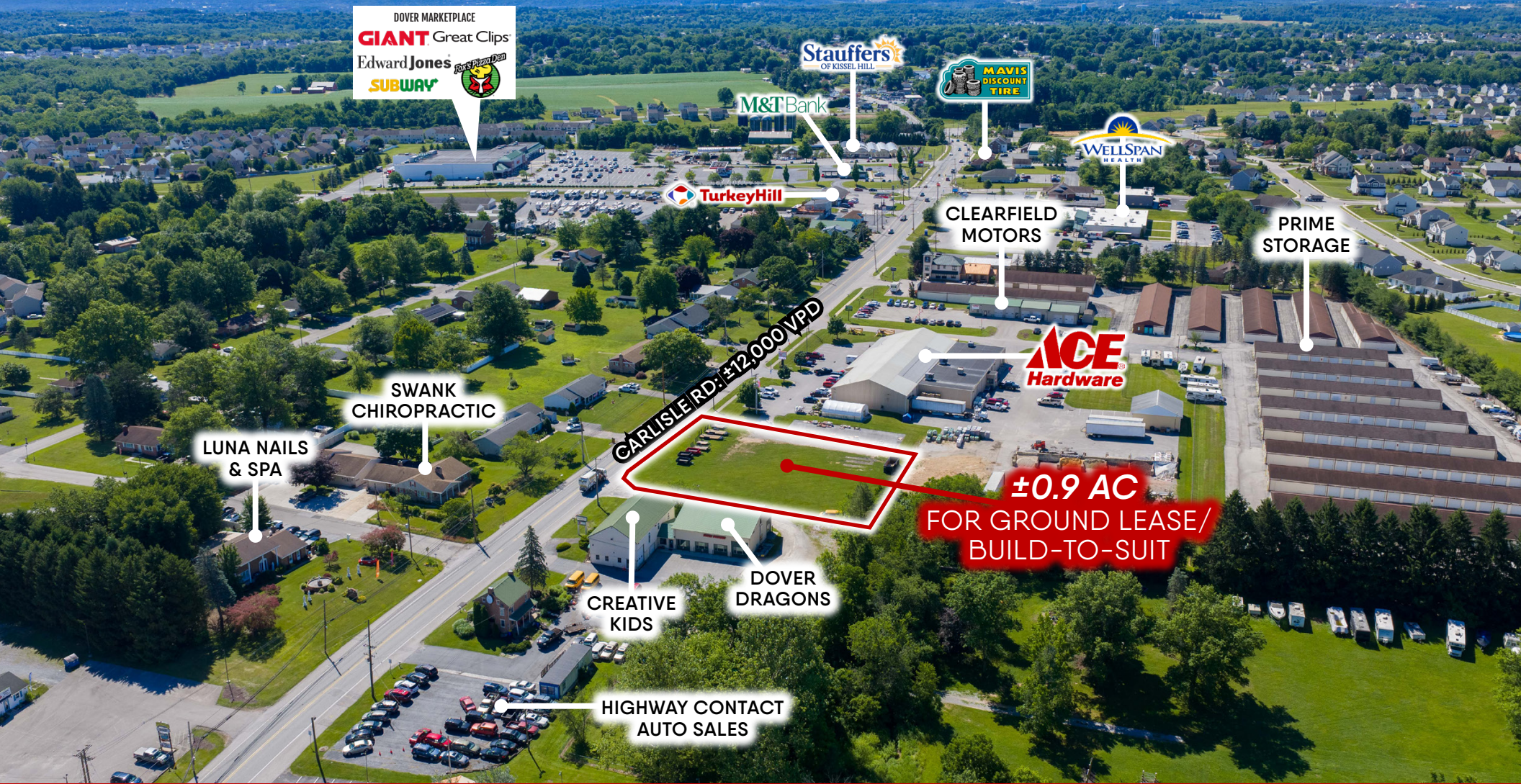


4072 CARLISLE RD

Dover, PA | 17315



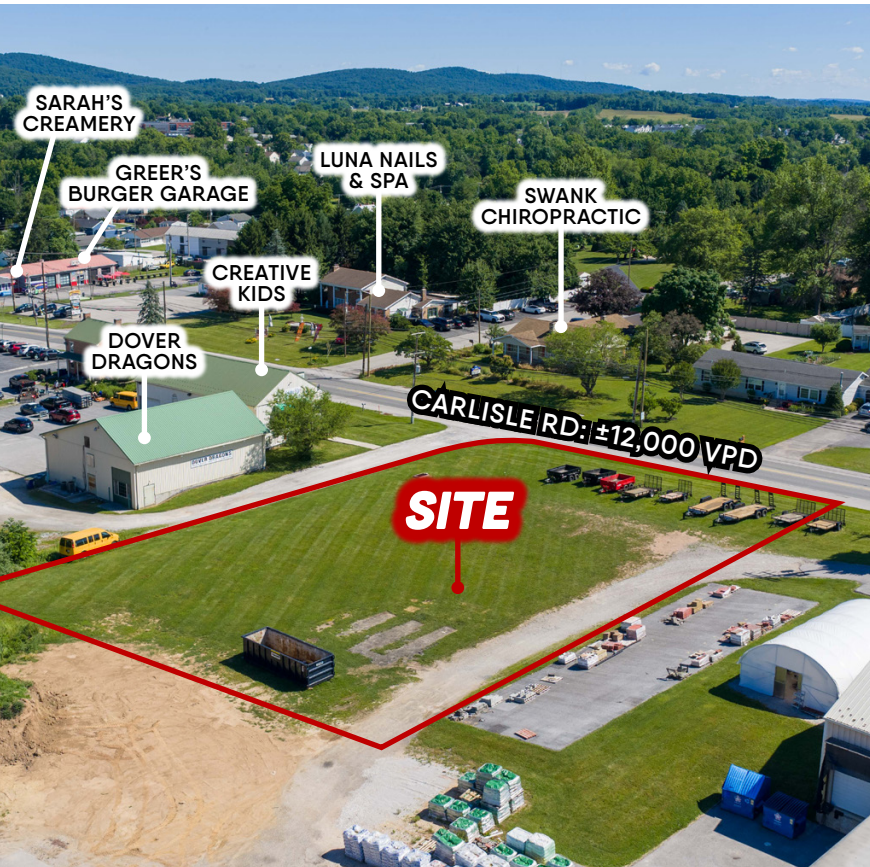
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For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Positioned along Carlisle Road in Dover, PA, this ±0.90-acre commercial parcel presents an opportunity for retailers, service providers, restaurants, financial institutions, and other commercial users seeking a location in the northern York County. The site is available for ground lease or a standalone build-to-suit development and benefits from direct visibility along Carlisle Rd. Zoned Commercial, the property allows drive-thru uses by right, offers eligibility for a dedicated curb cut, and is served by public water and sewer, significantly reducing development timelines and costs. Surrounded by established residential neighborhoods and commercial businesses, the site provides convenient access to Dover, York, and surrounding communities.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	29,923	61,187	129,938
EMPLOYEES	4,256	21,198	58,641
AVERAGE HHI	\$110,703	\$118,811	\$104,468
HOUSEHOLDS	12,268	24,859	51,699

TRAFFIC COUNTS: Carlisle Rd (±12,000 VPD)

MARKET OVERVIEW



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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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.

