

3211 FOX RUN ROAD

DOVER, PA 17315

WEIGELSTOWN
ELEMENTARY
SCHOOL

SITE

 **CVS**
pharmacy

±17,000 VPD

Walgreens



**ROYAL
FARMS**



**Auto
Zone**

**ADVANCE
AUTO PARTS**



Moove In Self Storage

Wawa

weis

±0.18 ACRES

FOR SALE



TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

3211 Fox Run Road presents an exceptional opportunity to acquire a 0.18-acre parcel zoned Vacant Residential Land. Ideally situated just off Carlisle Road, the primary corridor connecting York and Dover. The property offers convenient access to a variety of local retail, dining, and everyday essentials.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	39,920	93,614	159,964
EMPLOYEES	8,008	33,454	70,049
AVERAGE HHI	\$118,277	\$103,815	\$104,774
HOUSEHOLDS	16,300	37,844	63,162



PROPERTY OUTLINE

FOX RUN RD: ±3,000 VPD

±0.18 ACRES



TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

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
Moorestown, NJ 08057

LISTING AGENTS:



Tyler Gettel

tgettel@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

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.

