3145-3161 CARLISLE RD

DOVER, PA 17315



JUSTIN SHOEMAKER
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PROPERTY OVERVIEW

This freestanding commercial pad capable of up to 4,000 SF with drive-thru offers a prime position in the Dover market within a 3.14-acre retail development. Located along highly visible Carlisle Road (Route 74), the property will join 7 Brew and benefits from a strong residential trade area, direct proximity to Weigelstown Elementary School and Providence Place Senior Living, and convenient access to Dover and York. The flexible layout offers potential for a single user or multiple tenants.



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



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SITE PLAN


SITE
SEVEN 7B BREW
DRIVE THRU
COFFEE
CVS pharmacy
±17,000 VPD
Walgreens
Fox Run Rd
Alta Vista Rd
Davidsburg Rd
74

MARKET OVERVIEW



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236 E. Route 38, Suite 130
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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

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.

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