



4.2 AC. DEVELOPMENT OPPORTUNITY

Dover Township | York County

2909-2955 Carlisle Rd. Dover, PA 17315

FOR SALE OR FOR LEASE

Located at a signalized
intersection along
Carlisle Rd. (Rt 74)
in Dover, PA.



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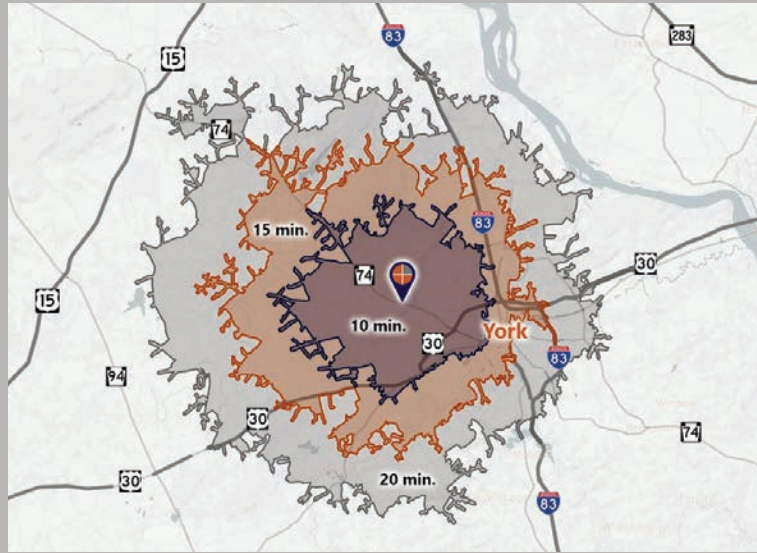


4.2 AC. DEVELOPMENT OPPORTUNITY

DEMOGRAPHICS

Variable	2909-2955 Carlisle Road Dover, PA 17315		
Travel Distance from Site	10 minutes	15 minutes	20 minutes
Total Population	65,781	123,457	207,431
Population Density (Pop per Sq. Mile)	1,272.3	924.6	754.8
Total Daytime Population	55,916	126,184	225,442
Total Households	25,878	47,181	80,463
Per Capita Income	\$30,348	\$27,887	\$29,609
Average Household Income	\$76,613	\$73,019	\$76,211
Average Disposable Income	\$60,107	\$57,271	\$59,405
Aggregate Disposable Income	\$1,555,453,299	\$2,702,114,576	\$4,779,943,289
Total (SIC01-99) Businesses	1,701	4,092	7,084
Total (SIC01-99) Employees	24,036	62,908	115,238
Total (SIC01-99) Sales (\$)	\$4,596,026	\$11,519,483	\$18,855,294
Annual Budget Expenditures	\$1,702,546,595	\$2,968,06,577	\$5,275,825,521
Retail Goods	\$509,163,824	\$884,470,104	\$1,571,109,731

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

The 4.2 acre property is located at a signalized intersection along Carlisle Road/Route 74, next to a Rite Aid. This is the perfect development opportunity. It is in close proximity to Weis Markets, CVS Pharmacy, Walgreen's, AutoZone, Advanced Auto Parts, and other retailers.

Many options available for this property. Owner will build to suit.



PROPERTY DETAILS

- Sale Price: \$2,300,000
- Land Lease or Build-to Suit: Negotiable
- Lease Terms: Negotiable
- Property Type: Land
- Land/Lot Size: 4.2 Acres
- Zoning: Commercial
- Date Available: Immediately

- Topography: Flat
- Water: Public
- Sewer: Public

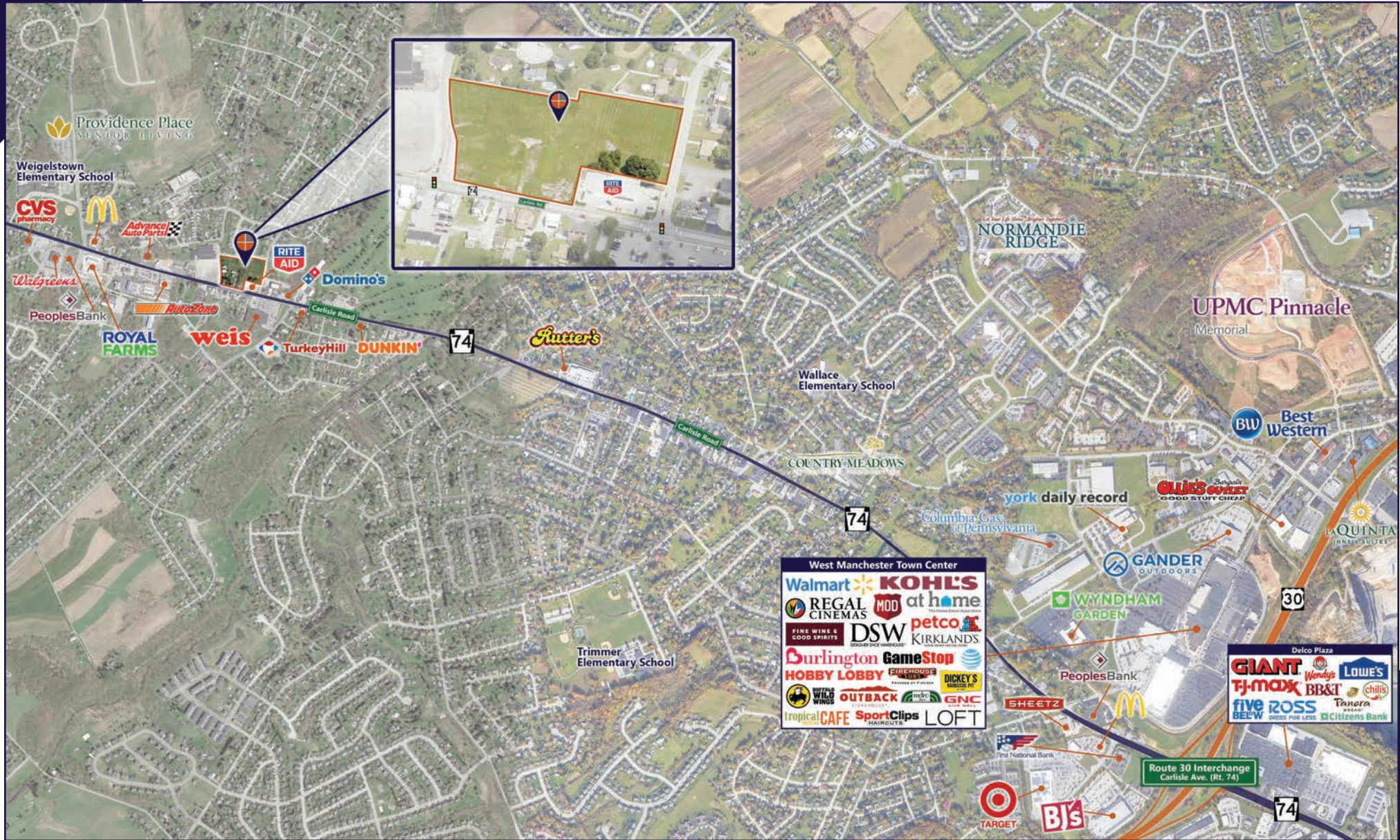
TRAFFIC COUNTS

- Carlisle Road/Route 74: 17,112 VPD
- Hilton Ave: 3,847 VPD
- Poplars Road: 2,025 VPD



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ESTABLISHED REGIONAL COMPETITION MAP



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