

SALE / LEASE
Bull Road

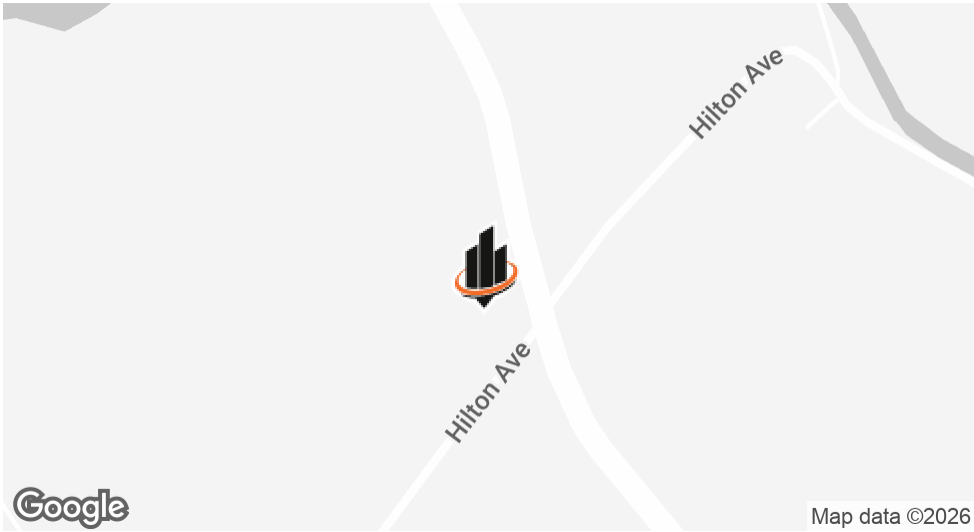
BULL ROAD
Dover, PA 17335

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Negotiable
AVAILABLE SF:	
LOT SIZE:	15.33 Acres
ZONING:	Commercial
TOWNSHIP:	Dover
COUNTY:	York
TRAFFIC COUNTS - BULL ROAD:	9,208 VPD both directions

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PROPERTY DESCRIPTION

Located at the corner of Bull Road and Hilton Avenue in Dover, PA sits this prime land development opportunity. Characterized as a rapidly developing area that features both commercial and residential properties, this intersection boasts a strategic location near major infrastructure to include the new UPMC hospital, enhancing its appeal for various developments. With strong demographics to support, this site makes for an ideal location for medical and/or senior care users.

PROPERTY HIGHLIGHTS

- Commercial zoning allowing for diverse development opportunities
- Existing public utilities and infrastructure to support commercial development
- Proposed plans suggest the potential of 800+ jobs to be created
- Development opportunity serves as a pivotal point in Dover’s economic growth trajectory

RETAIL MAP

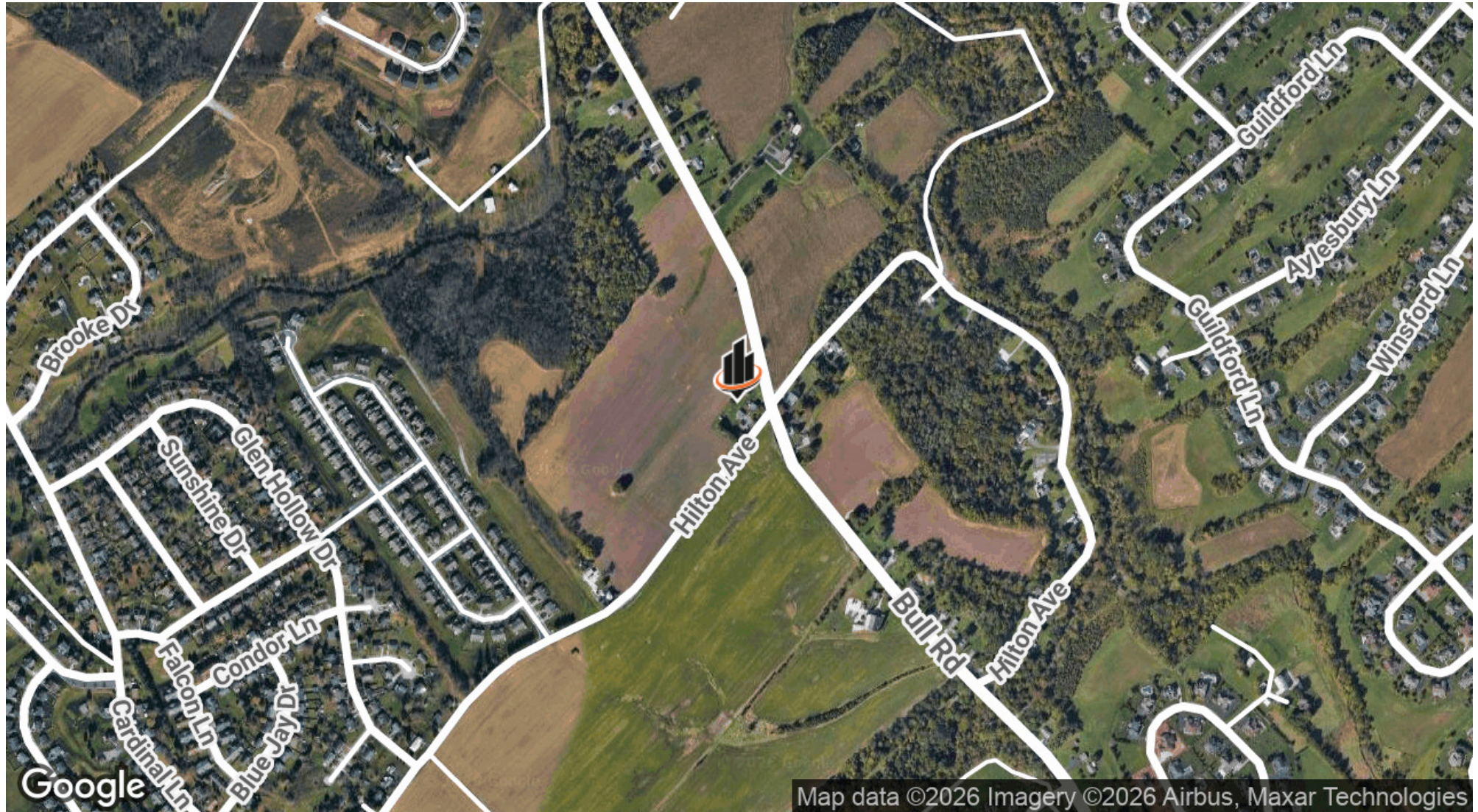


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LOCATION MAP



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SVN | LATUS 4

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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

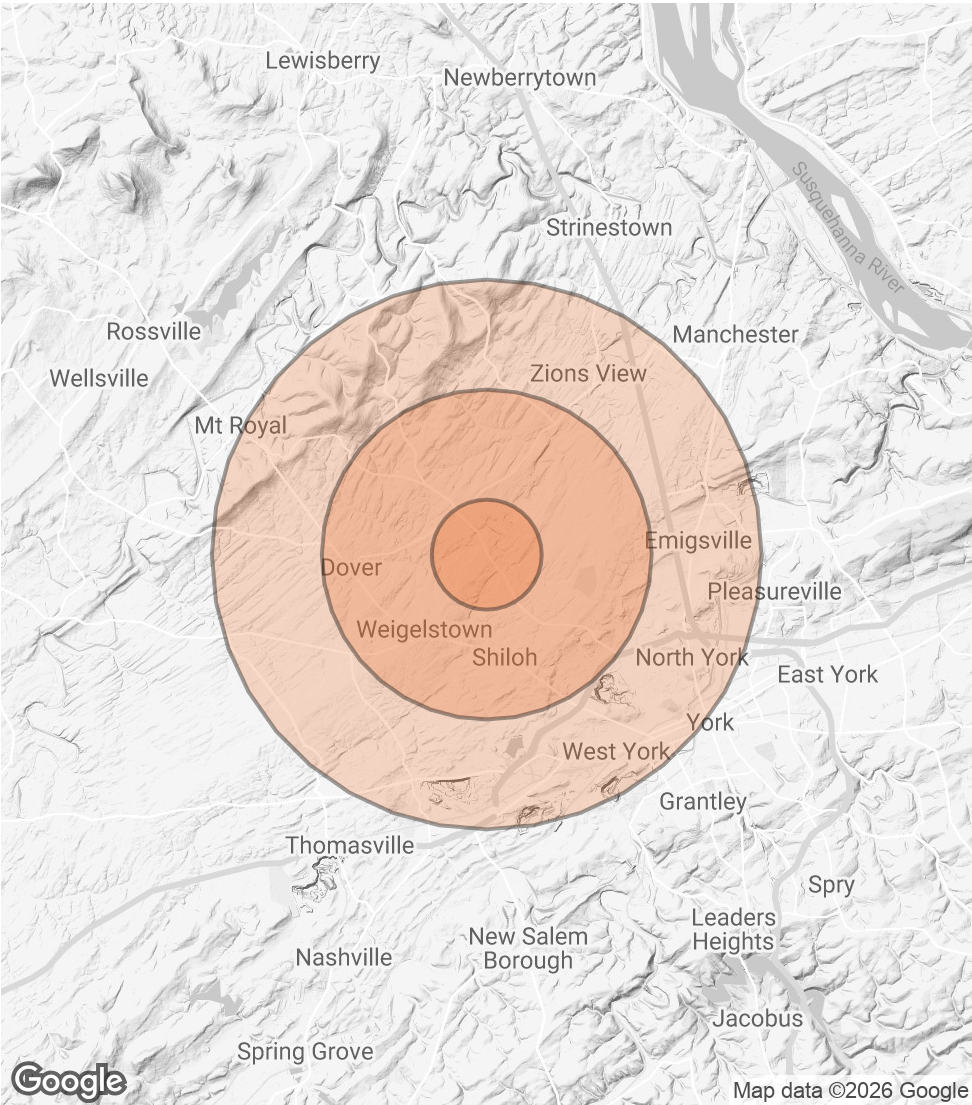
TOTAL POPULATION	5,022	44,338	103,798
AVERAGE AGE	43	43	41
AVERAGE AGE (MALE)	41	41	39
AVERAGE AGE (FEMALE)	45	45	42

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	1,982	17,356	40,483
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$123,745	\$114,569	\$95,205
AVERAGE HOUSE VALUE	\$345,390	\$268,730	\$222,513

2020 American Community Survey (ACS)



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