



Country Drive

Donwood Drive

Carlisle Road

SALE

3896 Carlisle Rd

3896 CARLISLE RD

Dover, PA 17315

PRESENTED BY:

KAREN NEIDERER

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$525,000
LOT SIZE:	1 Acres
ZONING:	Commercial
APN:	24-000-17-0001.00-00000
UTILITIES:	Water & Sewer: Public Gas: Available
COUNTY:	York

PROPERTY OVERVIEW

Prime investment opportunity located on the heavily trafficked Carlisle Road in Dover, PA. Currently serving as the Mountain Mist Mini Golf, this property presents a turn-key operation or the opportunity for a new business with its corner parcel location and flexible commercial zoning.

PROPERTY HIGHLIGHTS

- Investment opportunity
- Corner parcel on Carlisle Road
- Commercial zoning allows for various uses
- Carlisle Road Average Traffic Count: 13, 484 VPD - directions
- Great frontage

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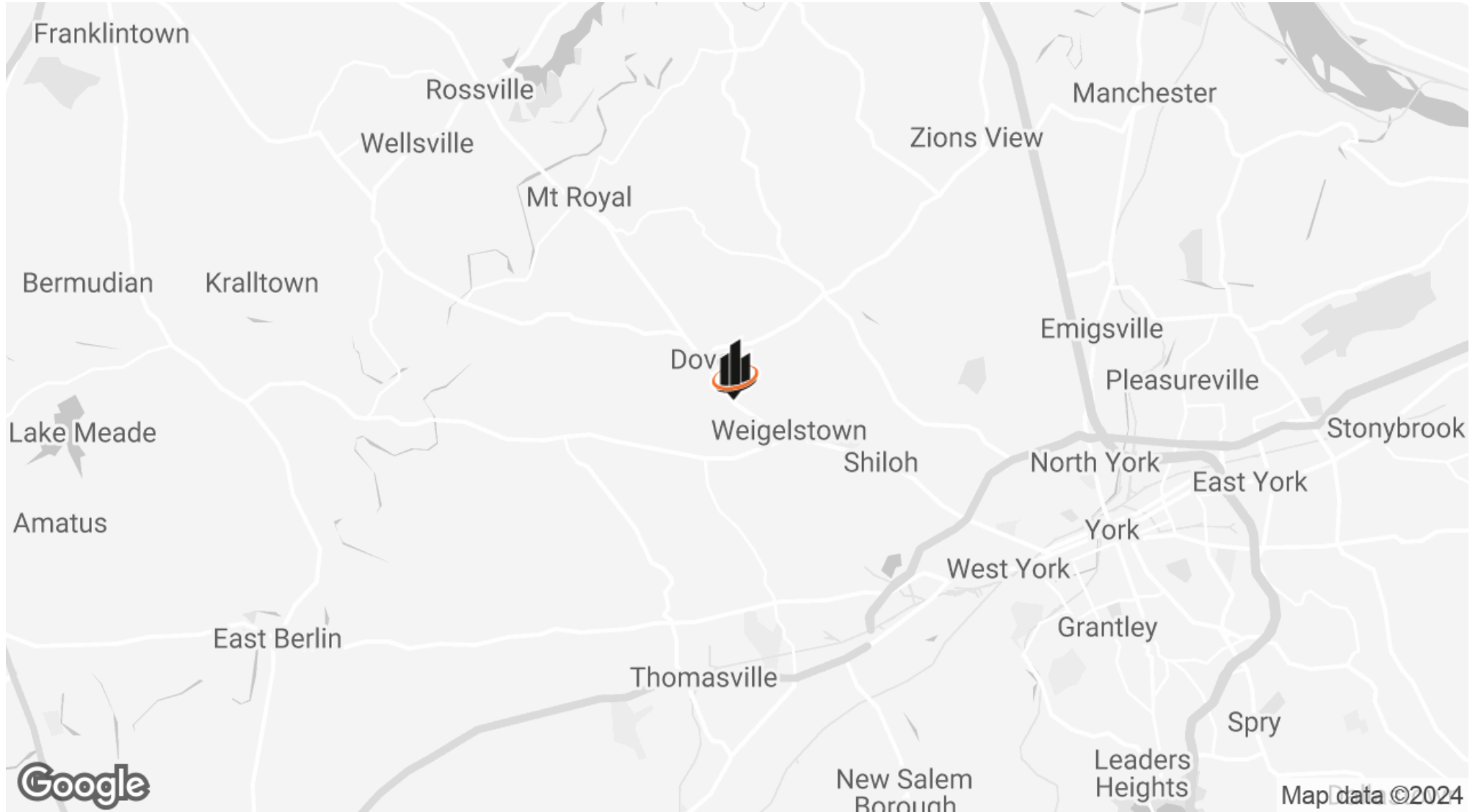
RETAIL MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

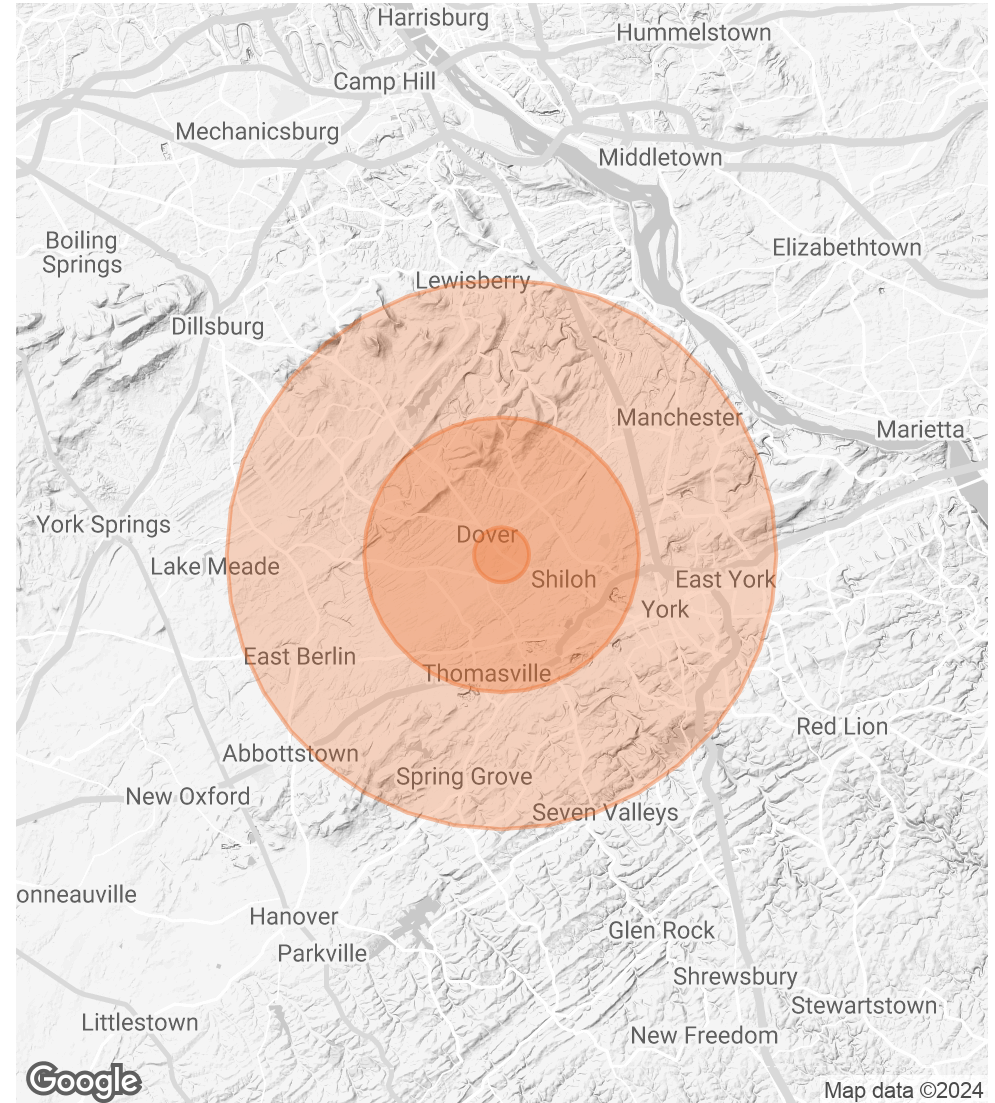
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,188	61,869	217,180
AVERAGE AGE	43.9	43.7	40.9
AVERAGE AGE (MALE)	44.6	42.7	39.6
AVERAGE AGE (FEMALE)	43.9	45.2	42.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,841	25,816	90,063
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$78,802	\$81,920	\$75,286
AVERAGE HOUSE VALUE	\$156,386	\$179,241	\$162,558

2020 American Community Survey (ACS)



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