



Madison Ave.

Carlisle Road

LEASE

3753 Carlisle Road

3753 CARLISLE ROAD

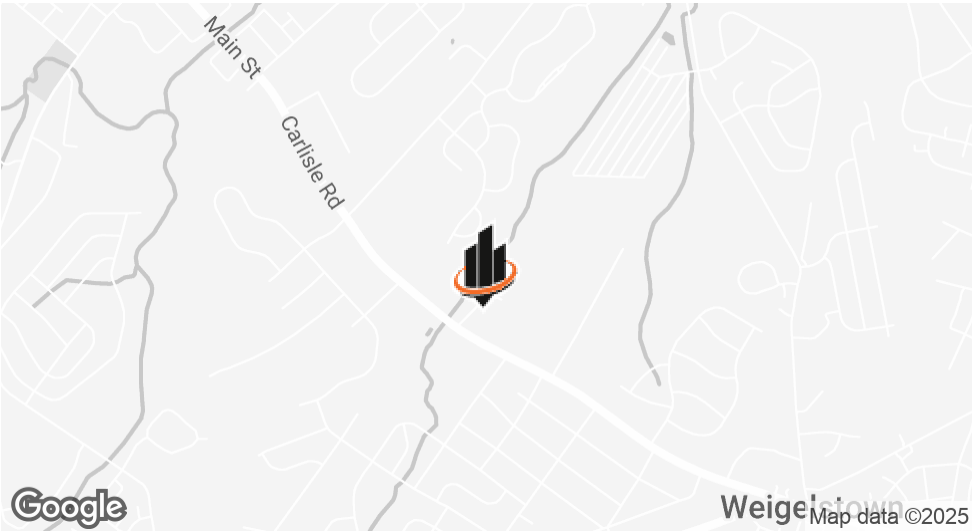
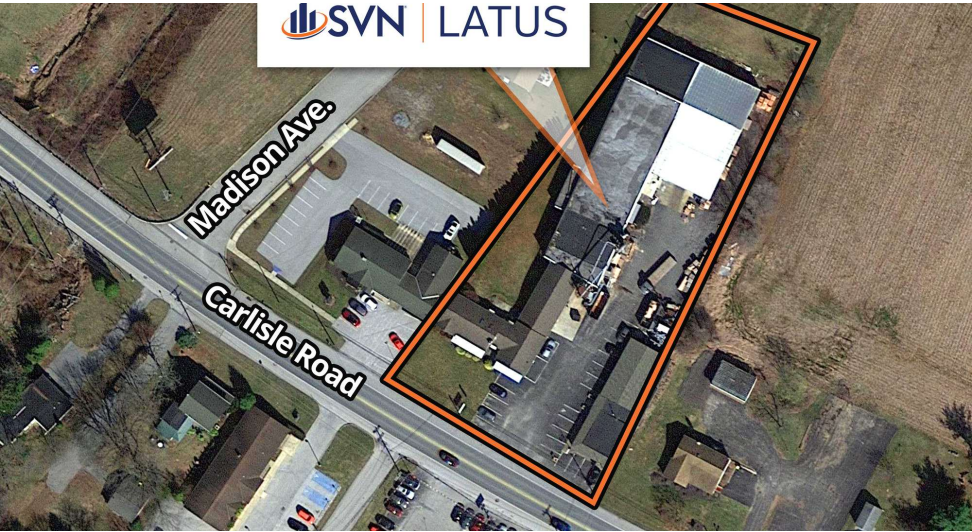
Dover, PA 17315

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
LOT SIZE:	1.54 Acres
TOWNSHIP:	Dover
COUNTY:	York

PROPERTY DESCRIPTION

1.54 acres available for lease, located on the highly traveled Carlisle Road (Route 74), minutes from Route 30 in Dover, PA.

PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Great visibility
- Zoned commercial
- Nearby retailers include, CVS, McDonald's, WellSpan - Dover, Giant, Stauffer's of Kissel Hill, Turkey Hill, Walgreens and many more
- All utilities - public
- Carlisle Road (Route 74) Average Traffic Count: 13,338 VPD - both directions

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RETAIL MAP



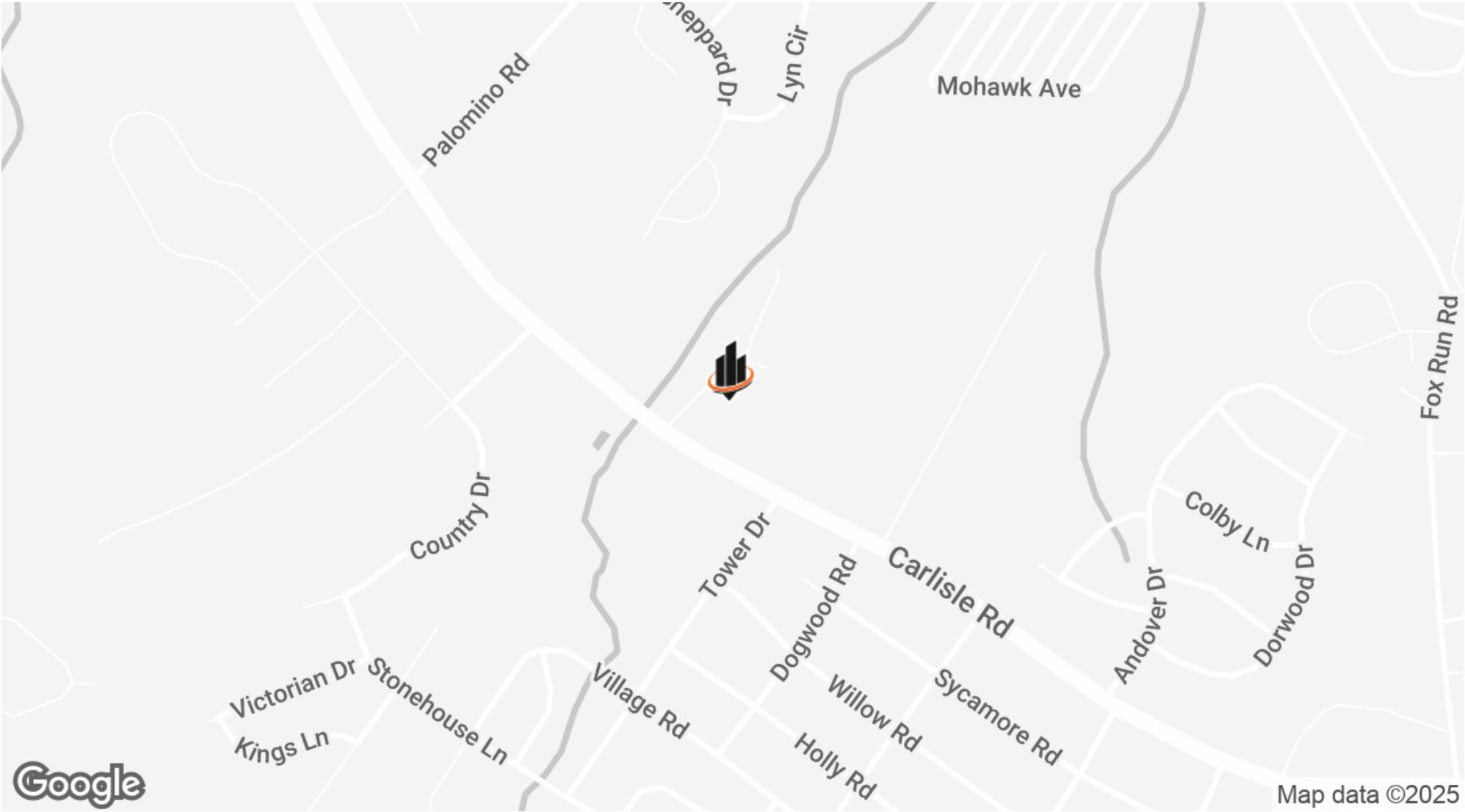
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3753 CARLISLE ROAD | Dover, PA 17315

SVN | LATUS 3

LOCATION MAP



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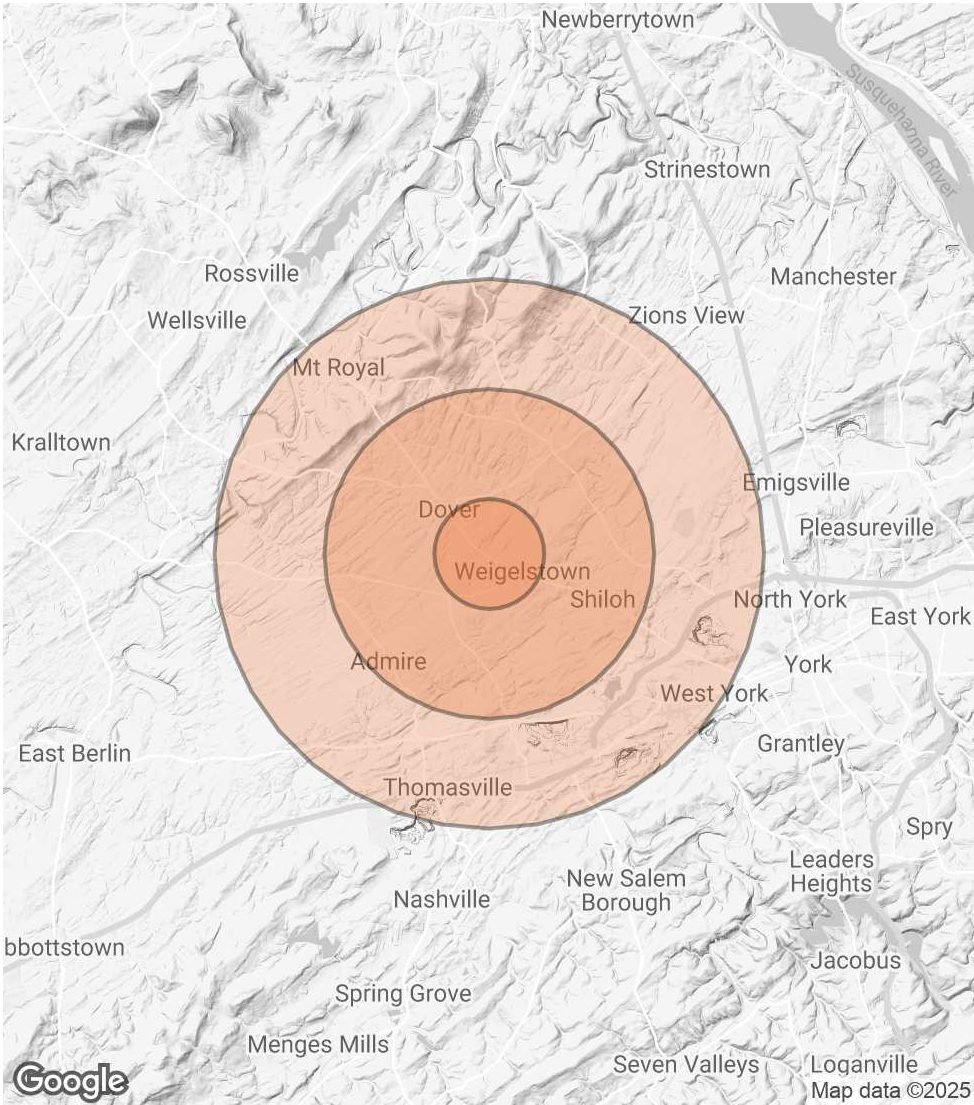
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,908	32,404	59,384
AVERAGE AGE	40.8	41.9	42.6
AVERAGE AGE (MALE)	40.5	41.6	41.6
AVERAGE AGE (FEMALE)	41.7	42.4	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,869	13,078	23,851
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$59,235	\$64,290	\$68,101
AVERAGE HOUSE VALUE	\$139,428	\$160,163	\$164,251

2020 American Community Survey (ACS)



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