



SALE

3096 Carlisle Road

3096 CARLISLE ROAD

Dover, PA 17315

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	1,134 SF
LOT SIZE:	0.566 Acres
YEAR BUILT:	1961
UTILITIES:	Public
ZONING:	Commercial
APN:	24-000030041-A0-00000

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PROPERTY OVERVIEW

Great retail redevelopment opportunity located on the highly traveled Carlisle Road (Route 74), minutes from Route 30 in Dover, PA. Available site offers great frontage and visibility for new owner or user. Join existing retailers, McDonald's, CVS, Walgreens, Royal Farms, Starbucks, Auto Zone and many more.

PROPERTY HIGHLIGHTS

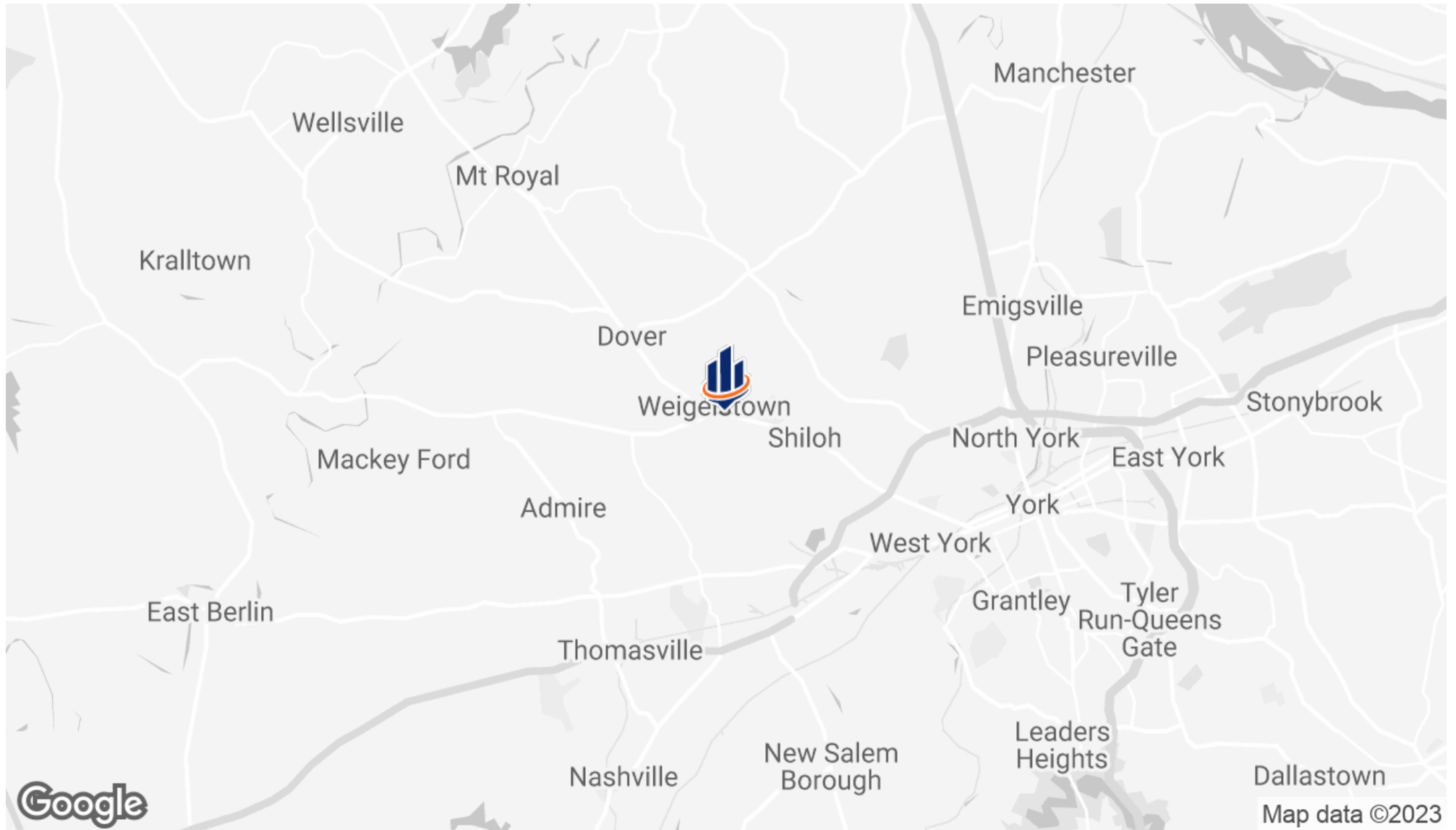
- Retail redevelopment opportunity
- High visibility
- Potential pad site
- Retail and residential neighbors
- Carlisle Road Average Traffic Count: 21,487 VPD - both directions
- Can be combined with neighboring property

RETAIL MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

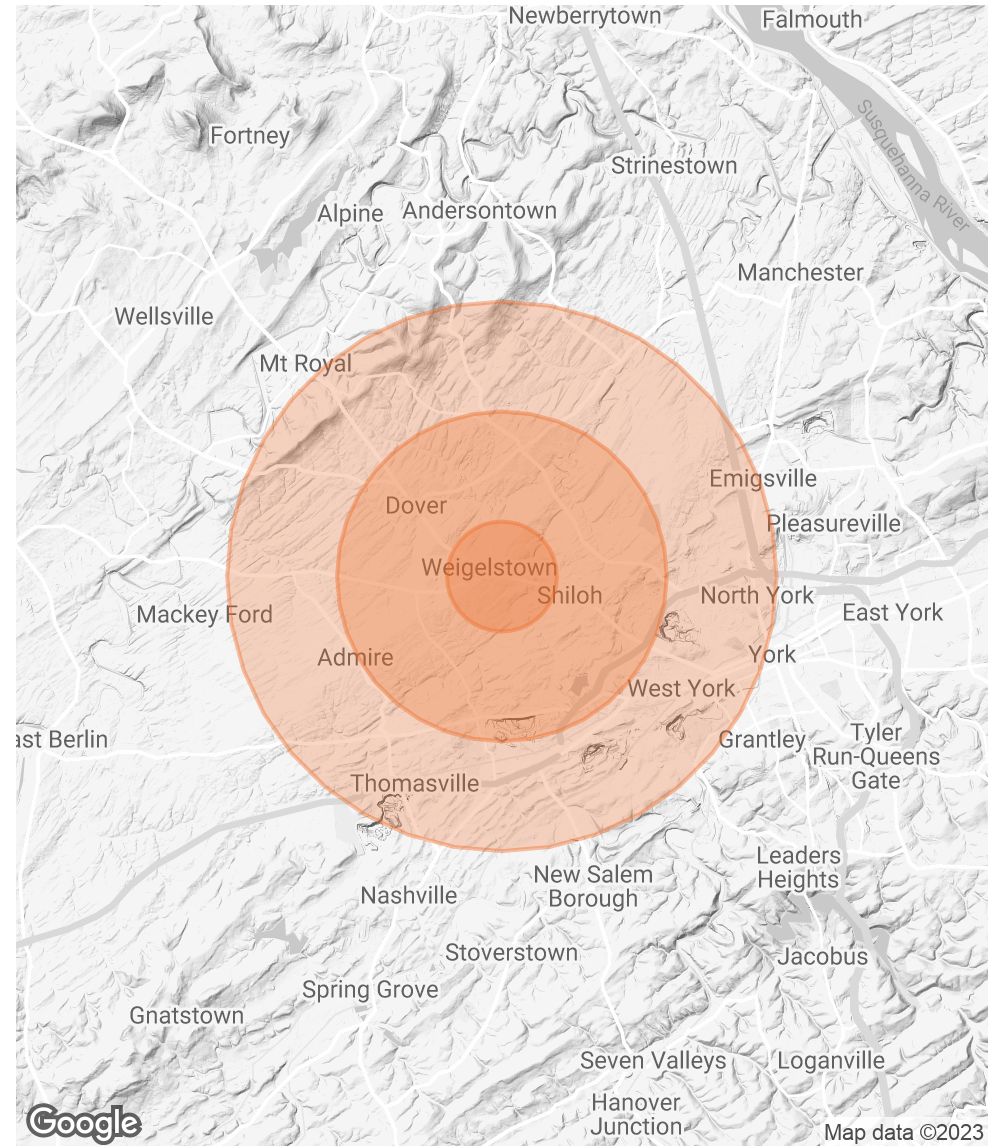
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,680	36,055	89,620
AVERAGE AGE	44.6	44.2	40.8
AVERAGE AGE (MALE)	43.5	43.3	39.3
AVERAGE AGE (FEMALE)	46.1	45.9	42.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,977	15,298	37,540
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$75,517	\$85,859	\$73,015
AVERAGE HOUSE VALUE	\$167,547	\$183,085	\$149,727

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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