



LEASE

3076 Carlisle Rd

3076 CARLISLE RD

Dover, PA 17315

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6,500.00 per month (NNN)
SALE PRICE:	\$1,200,000.00
NUMBER OF UNITS:	2
AVAILABLE SF:	7,129 SF
LOT SIZE:	1 Acres
BUILDING SIZE:	7,129 SF
TOWNSHIP:	Dover
COUNTY:	York

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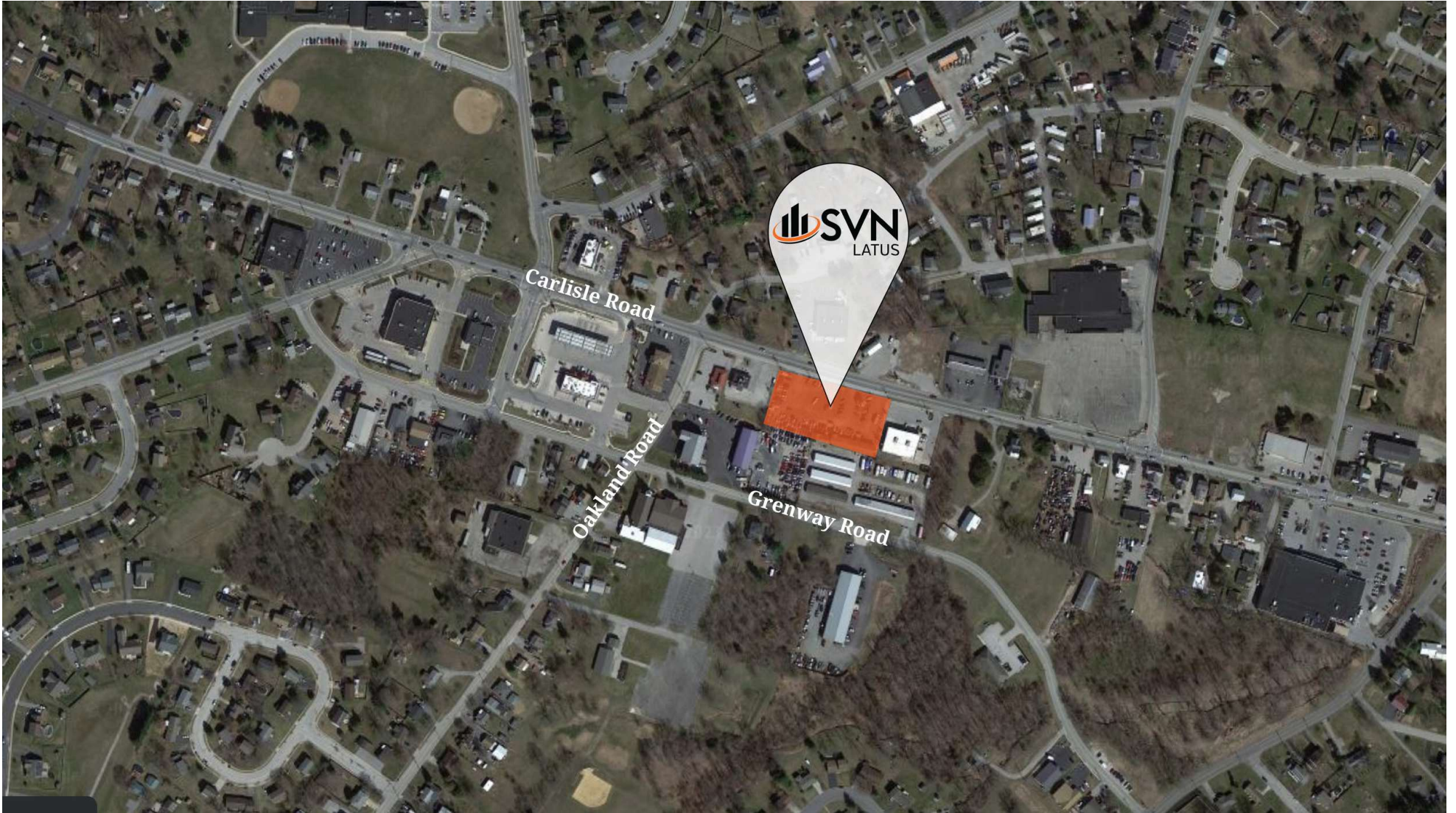
PROPERTY DESCRIPTION

Outstanding commercial property strategically located in Dover Township on the highly traveled Carlisle Road, it benefits from an average daily traffic count of more than 21,482 vehicles. The commercial zoning provides exceptional flexibility, supporting diverse uses and maximizing income potential. Its strong position is further enhanced by a vibrant surrounding retail market that includes national brands such as Starbucks, McDonald's, AutoZone, Royal Farms, Wawa, Pizza Hut, and CVS Pharmacy—ensuring excellent visibility and steady consumer traffic. This versatile property is available for lease or sale - see listing agent for details.

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SVN | LATUS 2

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RETAIL MAP



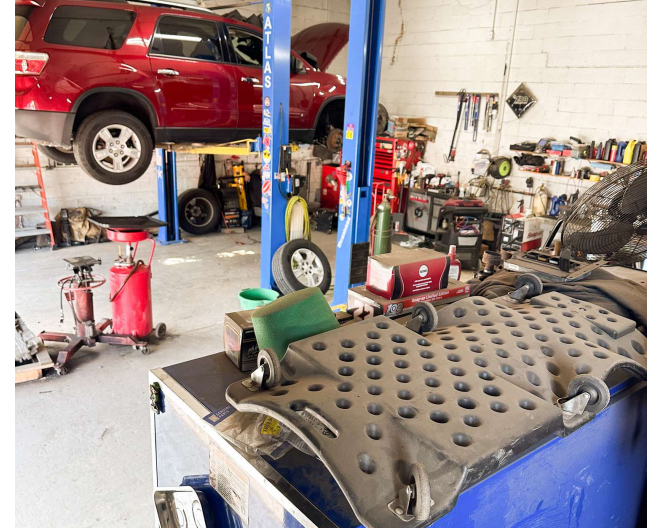
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ADDITIONAL PHOTOS



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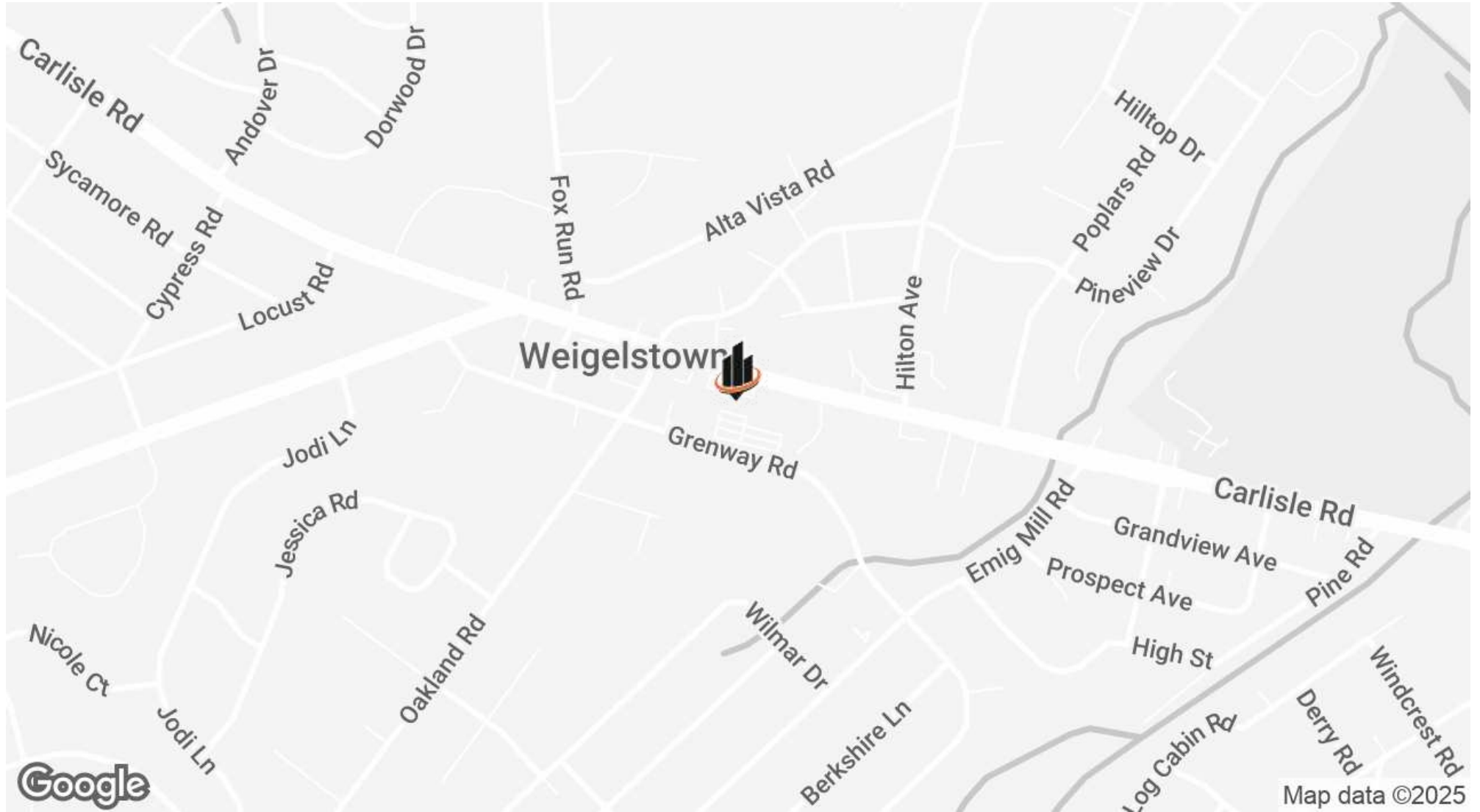
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SVN | LATUS 5

LOCATION MAP



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SVN | LATUS 6

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AREA ANALYTICS

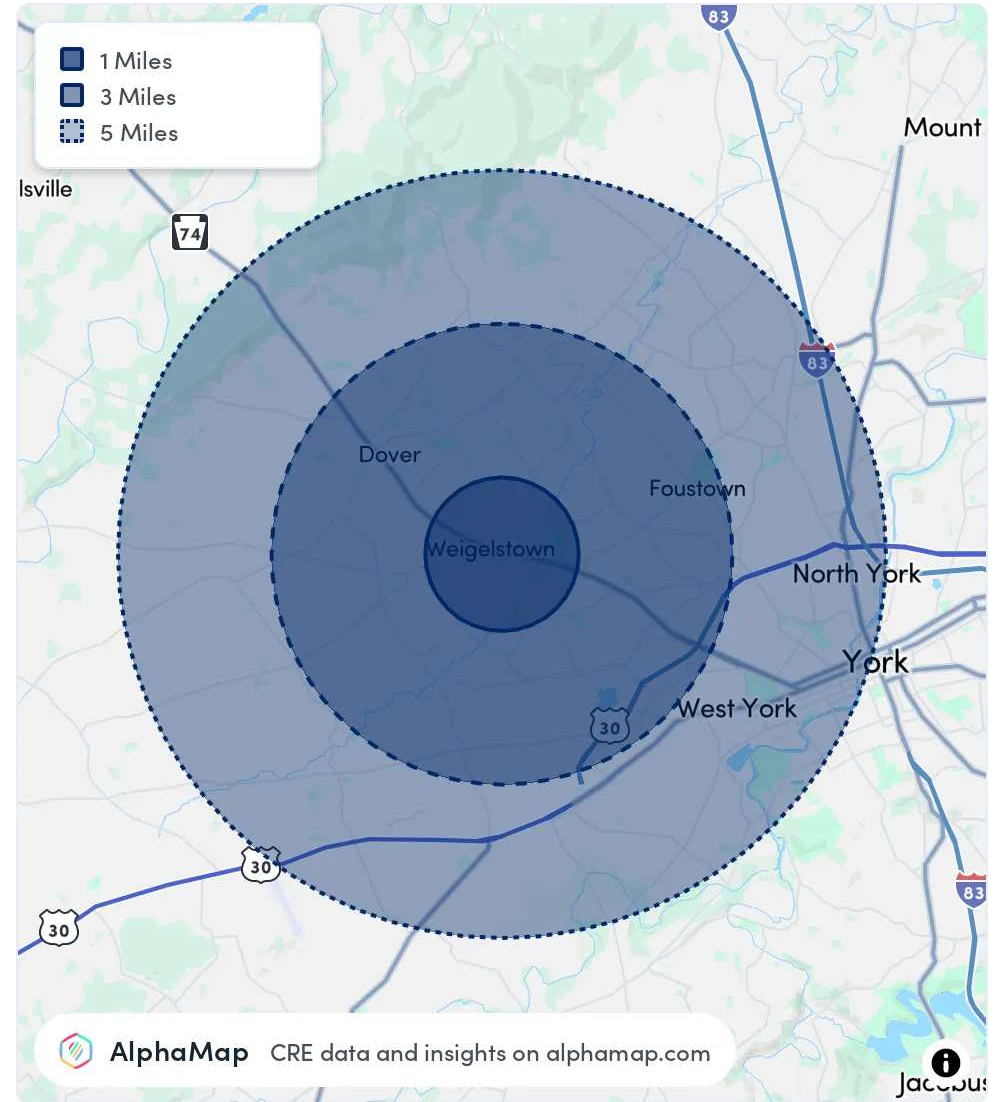
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,859	41,294	103,258
AVERAGE AGE	43	44	41
AVERAGE AGE (MALE)	42	42	40
AVERAGE AGE (FEMALE)	44	45	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,166	16,512	40,488
PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$95,614	\$110,223	\$94,269
AVERAGE HOUSE VALUE	\$235,338	\$259,048	\$222,829
PER CAPITA INCOME	\$38,245	\$44,089	\$36,257

Map and demographics data derived from AlphaMap



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