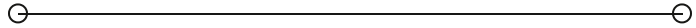




SALE
Carlisle Road, Dover PA

CARLISLE ROAD, DOVER PA

Dover, PA



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	7.88 Acres

PROPERTY DESCRIPTION

Strategically positioned along the high-traffic Carlisle Road corridor in Dover, PA, this site is perfectly situated amidst a synergistic landscape of established national retailers and burgeoning residential communities. With 1,000 new homes planned for the immediate area this year alone, the location is poised to capture a massive influx of local consumers, making it the ideal destination for medical providers, retail brands, and entertainment venues.

PROPERTY HIGHLIGHTS

- Situated near residential development, with 1,000 new homes coming this year
- Prime Development site, zoned Commercial with many permitted uses
- Average Daily Traffic Count: 13,149 vehicles per day (VPD), both ways

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RETAIL MAP



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CARLISLE ROAD, DOVER PA | Dover, PA

REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

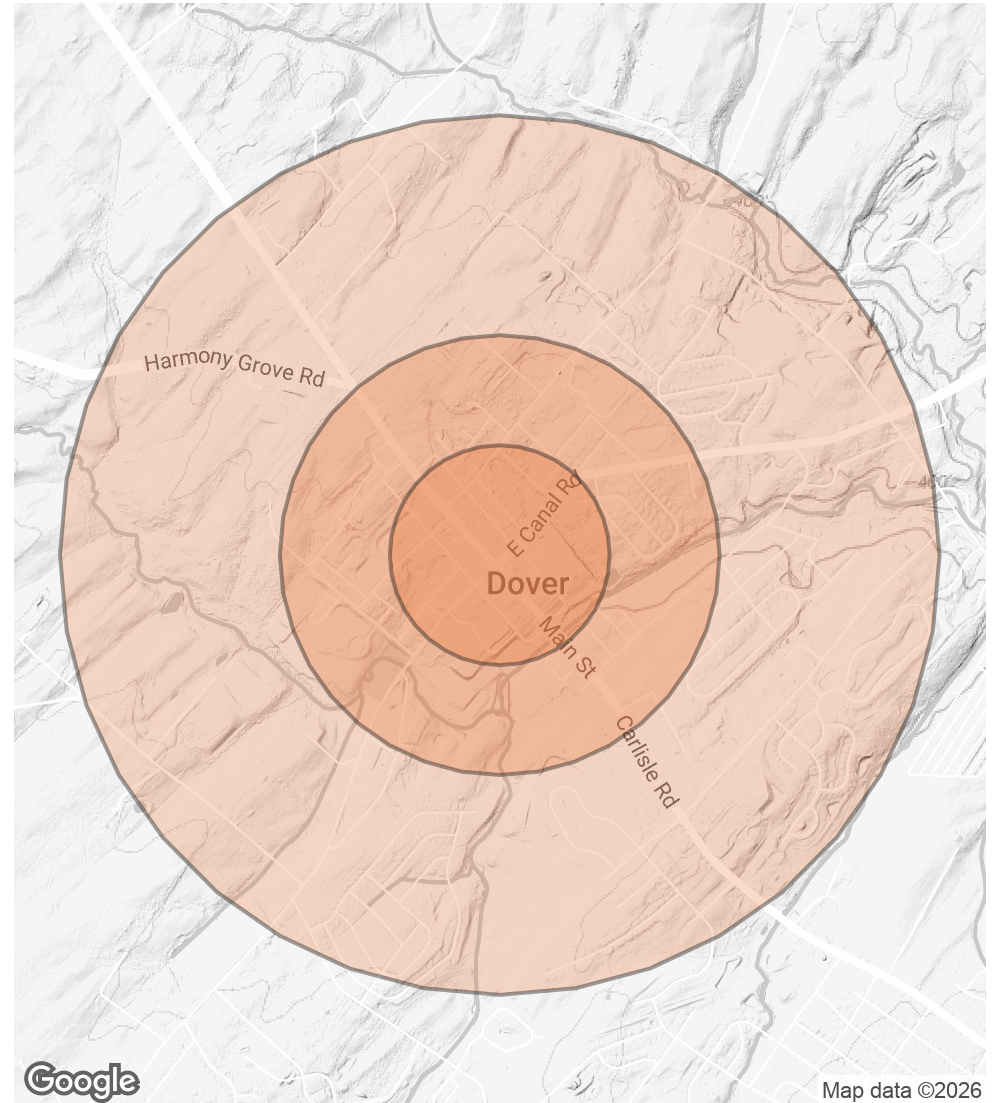
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	392	1,613	6,978
AVERAGE AGE	46.8	45.7	43.2
AVERAGE AGE (MALE)	41.5	41.0	41.3
AVERAGE AGE (FEMALE)	50.7	49.1	44.6

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	173	704	2,884
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$99,162	\$102,777	\$104,668
AVERAGE HOUSE VALUE	\$206,406	\$209,741	\$218,891

2023 American Community Survey (ACS)



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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