

3880 Carlisle Road

3880 CARLISLE ROAD

Dover, PA 17315

SALE

PRESENTED BY:

KAREN NEIDERER

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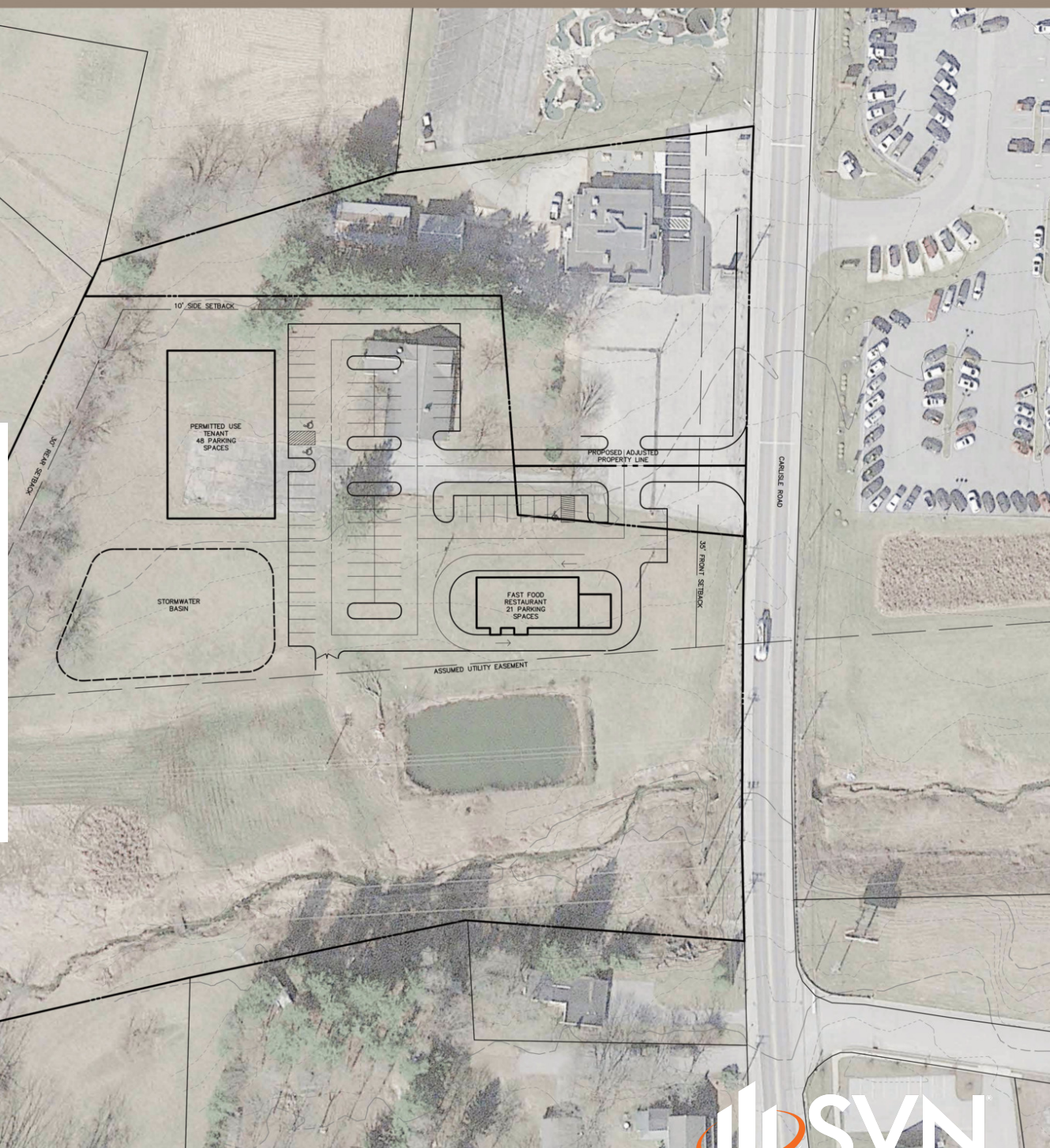
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Site Data (Dover Township, York County)

Existing Tract Area	6.43 Acres
Proposed Tract Area	6.61 Acres
Existing Use	Residential
Proposed Use	Permitted Uses

Zoning Data (Commercial Zone)

Minimum Lot Area	Required
Minimum Lot Width	10,000 SF
Front Bldg. Setback	75 FT.
Side Bldg. Setback	35 FT.
Rear Bldg. Setback	10 FT.
Max Bldg. Height	30 FT.
Max. Impervious Coverage	45 FT.
	75%



Date: October 11, 2022

Project #: 124072003

Scale: 1"=40'-0"



SVN Latus
Concept Plan



PROPERTY SUMMARY

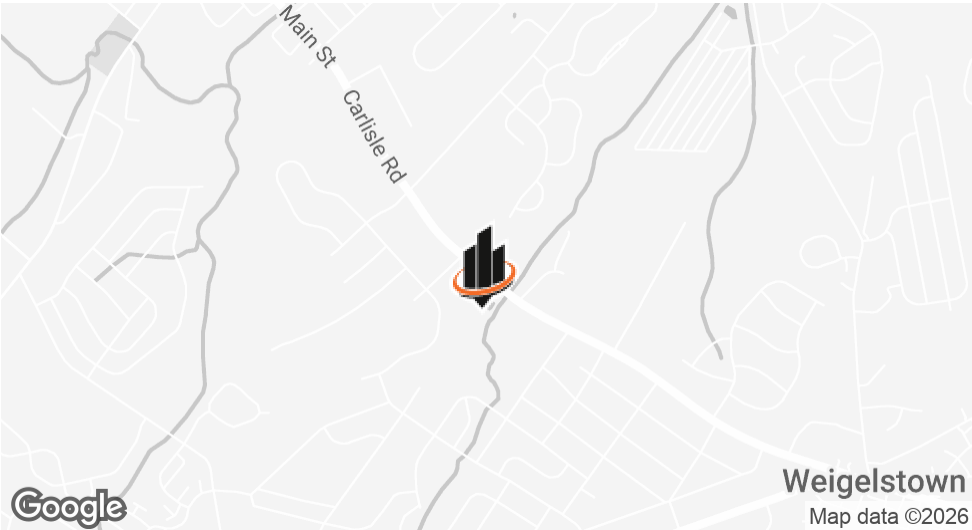


OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	5.54 Acres

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PROPERTY DESCRIPTION

Development opportunity of 5.54 acres located in Dover, PA. Located in the commercial district, neighbors include, Giant, WellSpan, Stauffers of Kissel Hill, Giant, Subway, Turkey hill and Thorton Auto Dealership. Minutes from Route 30 (over 50,000 VPD) and Carlisle Road (over 21,000 VPD). Great location of a restaurant, medical, banks and professional office.

PROPERTY HIGHLIGHTS

- Great development site for retail user
- Zoned commercial district
- Located on the highly traveled Carlisle Road
- Minutes from Route 30
- Mix of neighborhood and retail

ADDITIONAL PHOTOS

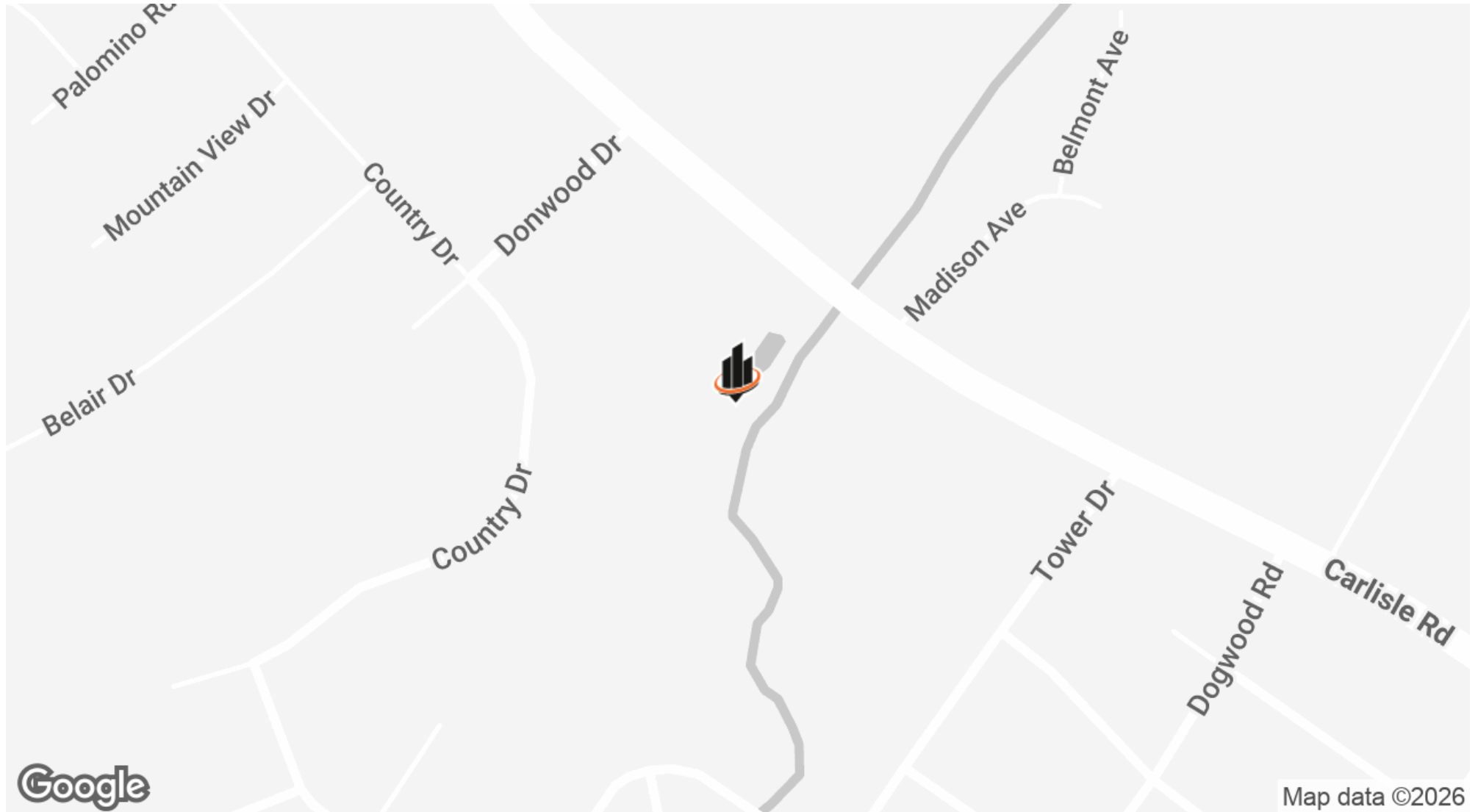


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

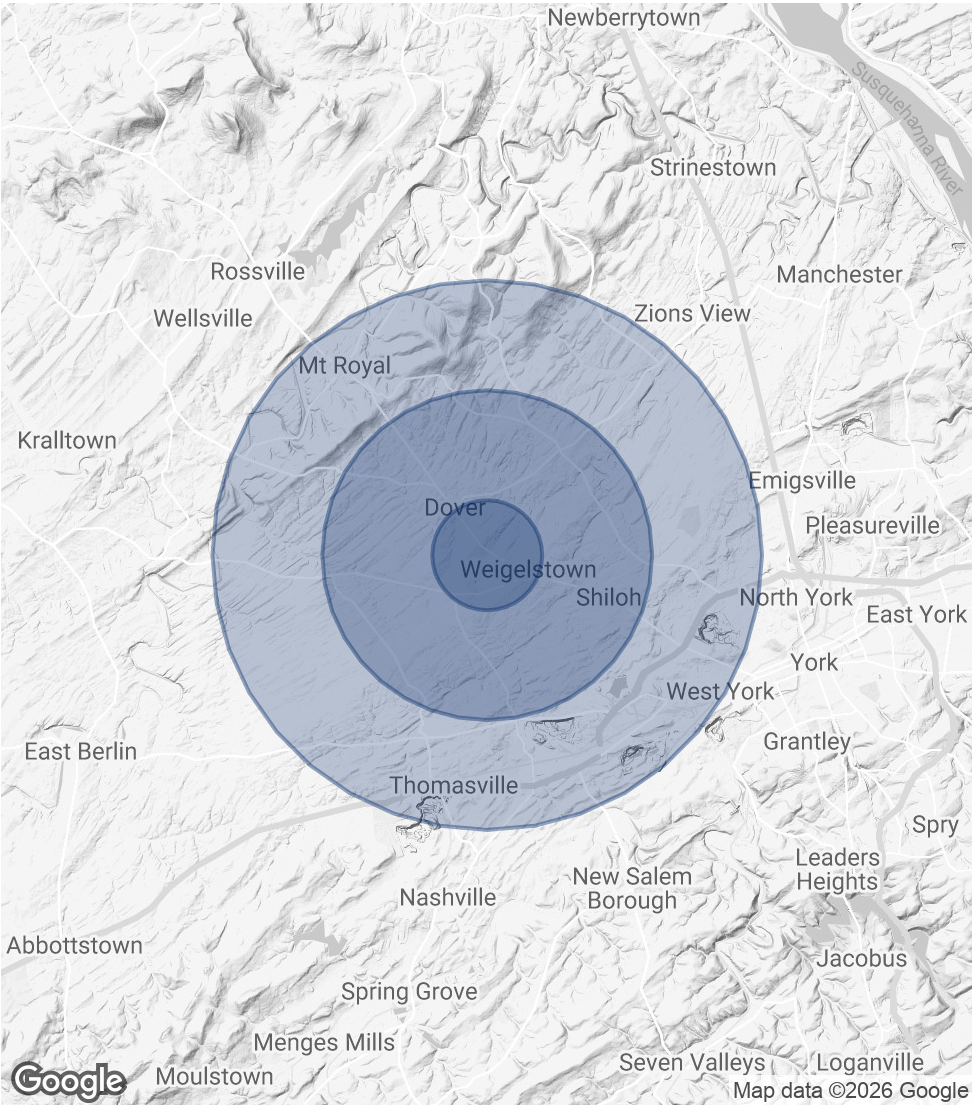
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,238	30,995	63,569
AVERAGE AGE	43.7	44.3	43.6
AVERAGE AGE (MALE)	44.0	43.8	42.6
AVERAGE AGE (FEMALE)	44.0	45.6	45.0

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,840	13,130	26,544
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$79,559	\$85,752	\$81,136
AVERAGE HOUSE VALUE	\$157,506	\$179,992	\$176,646

2020 American Community Survey (ACS)



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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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