3025 Carlisle Road

Dover, PA 17315

±39,876 SF Building on ±4.16 AC For Sale

NOW ON THE MARKET!

J.C.BAR

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Questions? Contact Us.

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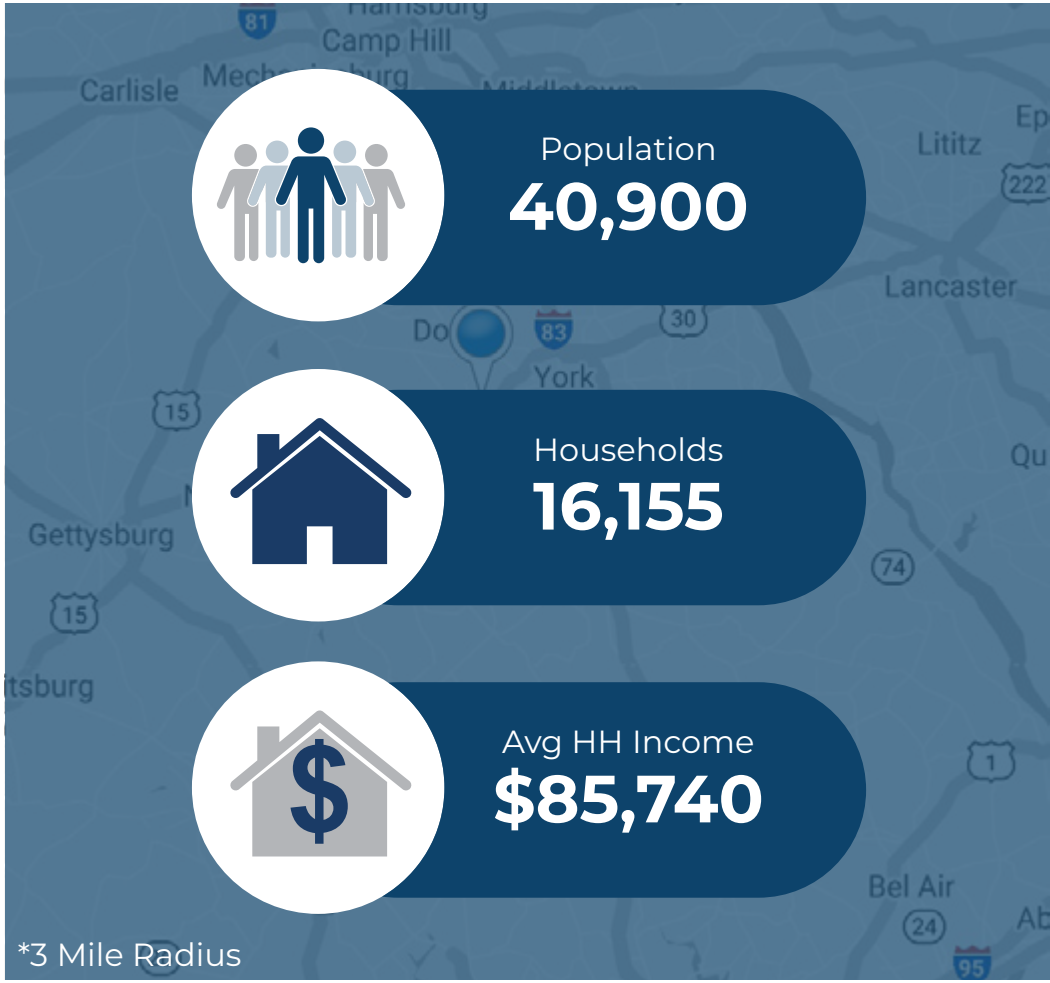
Highlights

- Free standing building with 4 loading docks and ample parking available
- • Carlisle Road Traffic Count: 17,057 VPD
- • Zoning: C-Commercial
- • Property Tax Estimate: $50,570.95 ($1.26/sf)
- • Easily accessible to Route 30 and Interstate 83
- Area Retailers:

weis GIANT ROYAL FARMS

Demographic	1 Mile	3 Miles	5 Miles
Population	*7,628*	*40,900*	*94,286*
Households	*3,202*	*16,155*	*37,027*
Avg HH Income	*$82,135*	*$85,740*	*$74,481*

Traffic Count Carlisle Rd: 17,057 ADT



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About Dover

Dover is a borough in York County, Pennsylvania which is located just outside of regional York market. Dover is approximately 25 miles to Harrisburg, 65 miles to Baltimore and 110 miles to Philadelphia. Dover Township has a population of 22,161 and York County has a population of 455,542. In Dover, the Median Household Income is $63,812 and in York County the Median Household Value is $64,371.

Zoning

Permitted Uses:

- Automotive repair service
- Care Facilities
- Animal hospital/Crematorium
- Contractor's office or shop
- Drive-through, fast food, or carry-out/delivery restaurants
- Farm product warehouses, farm, equipment sales and service
- Farm/farmer's market
- Laundry/Laundromat and dry cleaning establishments
- Medical facilities
- Mini-storage facility
- Retail sales and services
- Sit-down restaurants
- Vehicle sales lot
- Vehicle service, repair, and/or body shop
- Wholesale establishment
- Commercial Recreation Facility
- Hospital
- Hotels and motels
- Kennel
- Shopping center
- School (private or public)
- Medical laboratory

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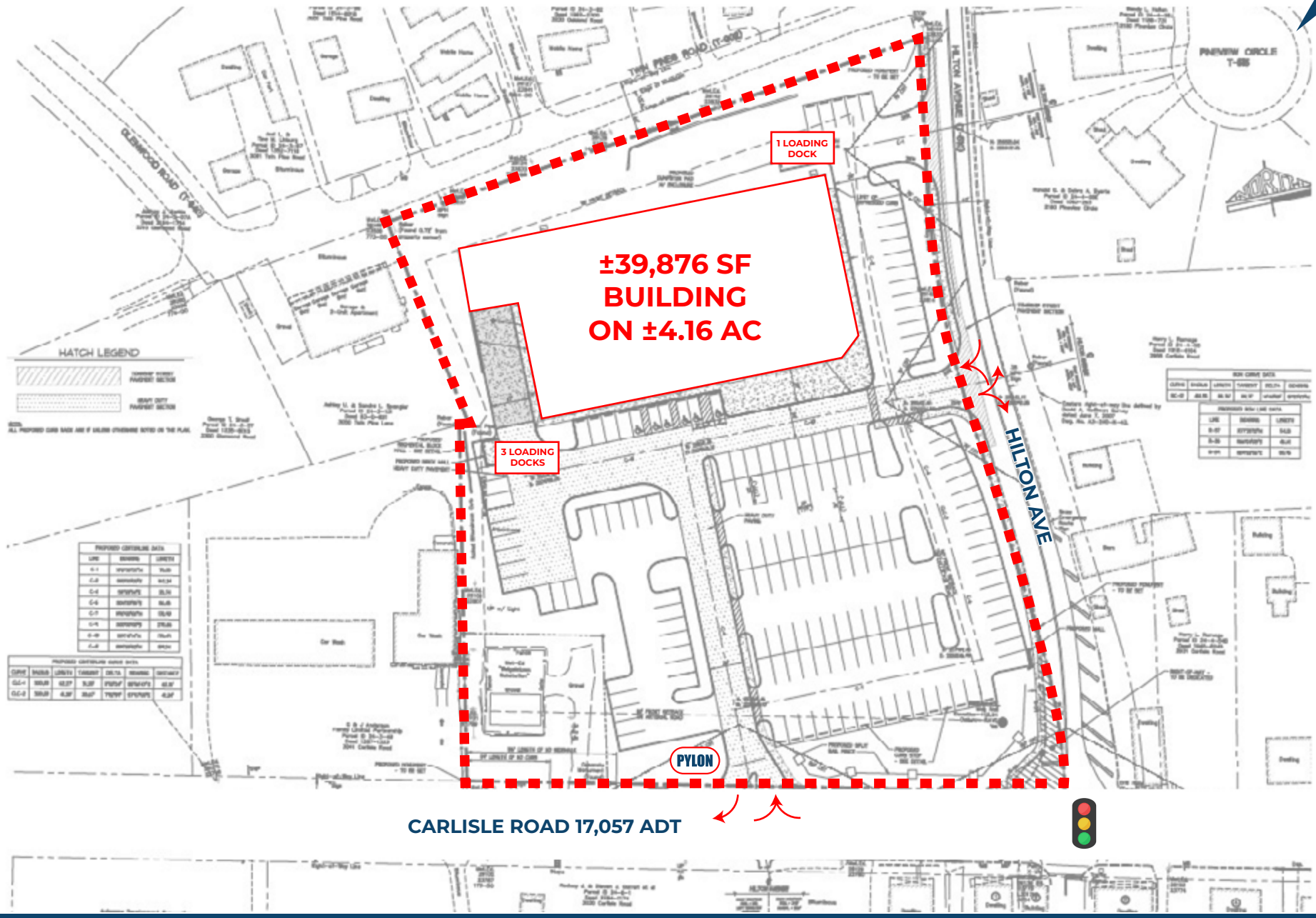

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Site Plan

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Local Aerial

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Market Aerial

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