

6145 York Road | New Oxford, PA 17350

± 2,363 SF Retail Space Available

Available For Lease

AVAILABLE
±2,363 SF



Property Overview

6145 York Road has 2,363 SF available for lease. The building is located at the Cross Keys intersection of Route 30 (18,000 CPD) and Route 94. This section of the building has 12' high ceilings, a drive-in door, concrete floors and an ADA restroom. Drayer Physical Therapy occupies the remaining portion of the building. There are cross-easement with neighbors: Wendy's, Turkey Hill, Cross Keys shopping center. Lease Rate is \$14/SF NNN.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,305	38,457	69,290
TOTAL EMPLOYEES	5,405	19,336	33,207
AVERAGE HHI	\$80,218	\$77,733	\$77,690
TOTAL HOUSEHOLDS	5,132	15,665	27,980

TRAFFIC COUNTS:
US 30 - ±18,000 VPD | RT 94 - ±15,000 VPD



RYAN MYERS
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www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054



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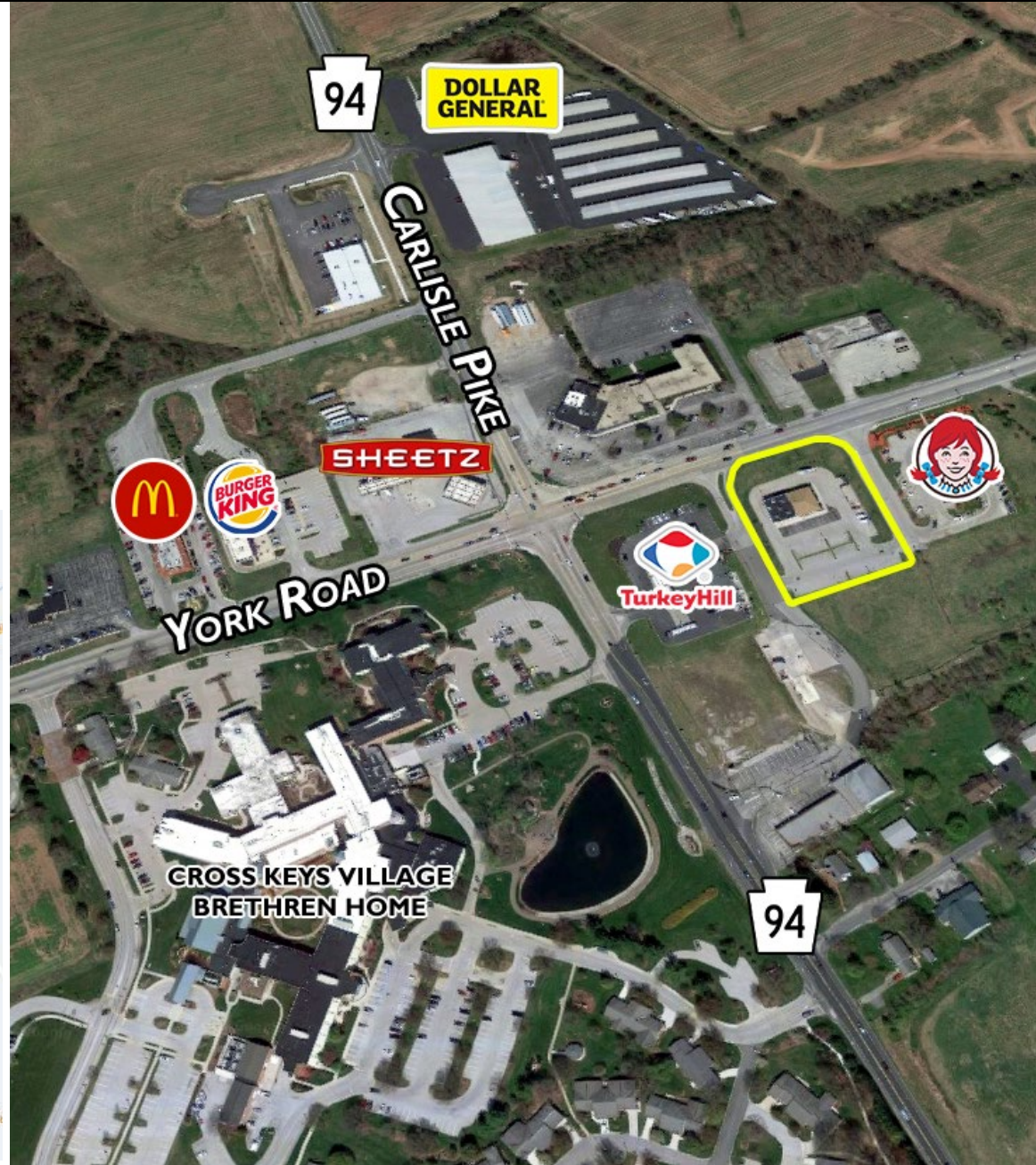
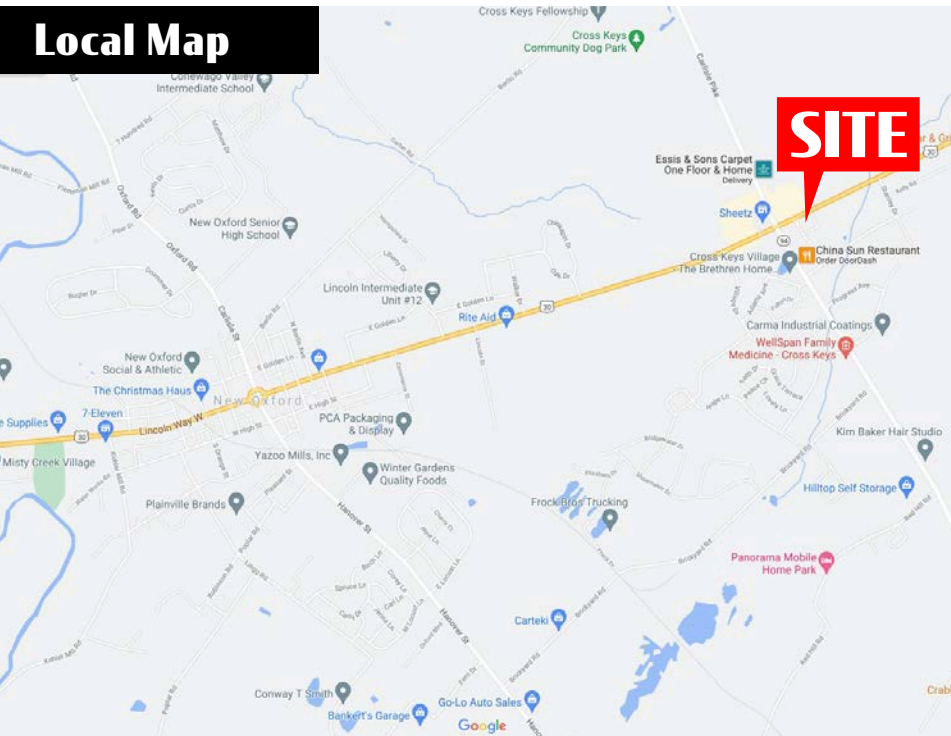
Location

Along with its great visibility and access to Route 30, this site benefits from the high-volume traffic of York Road, which is one of the areas heaviest traveled roadways. York Road acts as the area's focal point for retail, with a trade area that extends out further than 10-15 miles, attracting a vast customer base.

Trade Area

The site shows a 5 mile radius demographic of over 36,604 people with household incomes of more than \$61,167 and daytime employment demographics equally as strong with 29,536. The demographics within a 1-mile radius include 1,586 people in 1,350 homes.

Local Map



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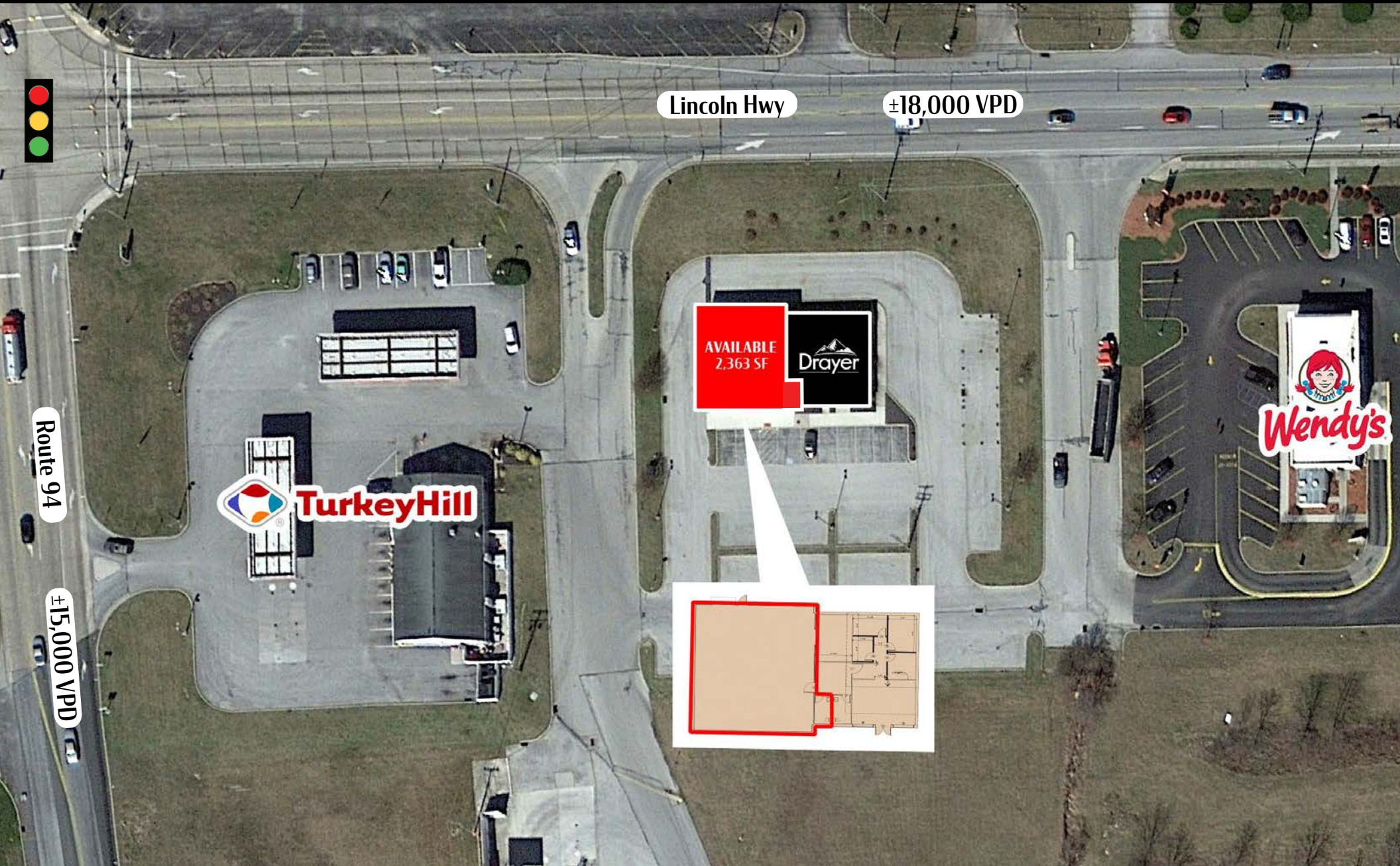
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MARKET AERIAL



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