

6115 YORK ROAD | NEW OXFORD, PA | 17350

CROSS KEYS

Shopping Center



±920-1,880 SF
FOR LEASE

JOIN:

DOLLAR GENERAL



TurkeyHill

SHEETZ



RYAN MYERS

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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PROPERTY OVERVIEW

Cross Keys Shopping Center, an 8,680 square foot strip center located in New Oxford, Pennsylvania situated near the signalized intersection of Rt 30 and Rt 94, conveniently near Hanover, York, and Gettysburg. The property is ideal for retail and office users. Lease rate is \$12/SF plus \$8.09/SF NNN

LOCATION OVERVIEW

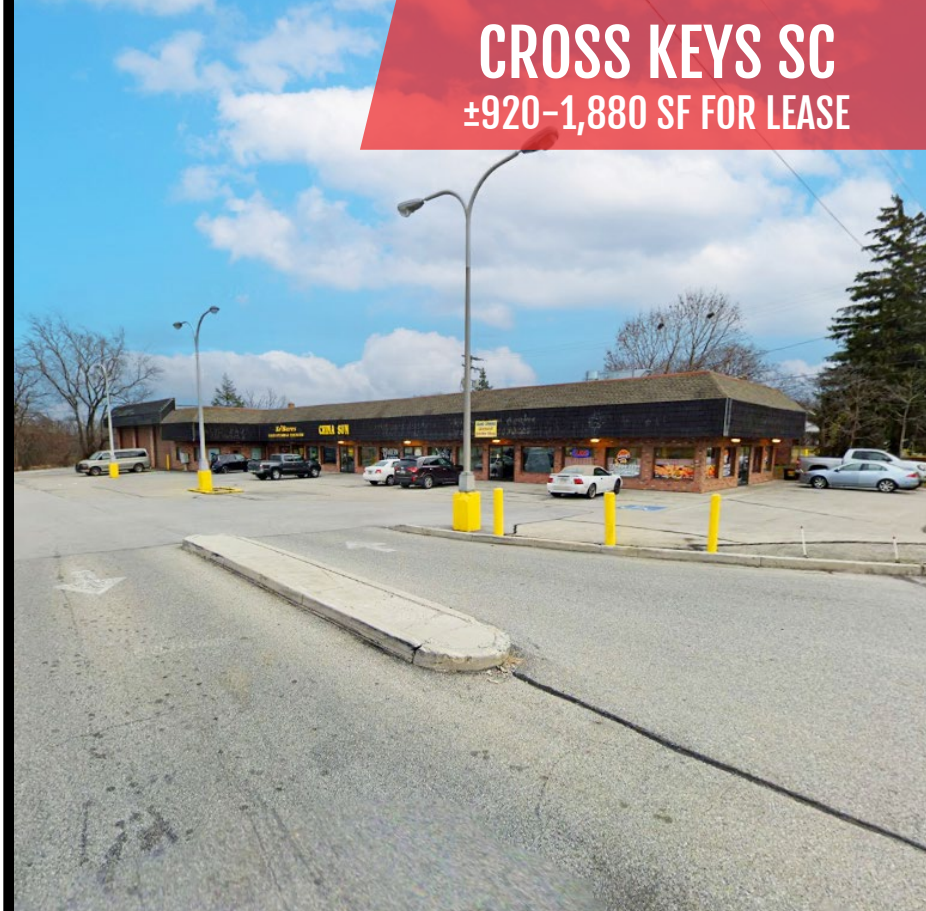
Cross keys Shopping Center is strategically positioned with significant frontage along one of the market's primary retail corridors in Hanover. The center benefits from the high-volume traffic of York Road, which is one of the areas heaviest traveled roadways. York Road acts as the area's focal point for retail, with a trade area that extends out further than 10-15 miles, attracting a vast customer base.

TRADE AREA OVERVIEW

The site shows a 30-minute drive time demographic of over 180,612 people with household incomes of more than \$103,242 and daytime employment demographics equally as strong with 65,925. The demographics within a 20-mile radius include 478,288 people in 185,969 homes, a labor force of 164,111 with an average household income of \$109,045.



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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,375	40,678	72,712
TOTAL EMPLOYEES	4,531	18,121	29,318
AVERAGE HHI	\$97,222	\$97,279	\$97,672
TOTAL HOUSEHOLDS	5,318	16,849	29,783

TRAFFIC COUNTS:

ROUTE 94 - ±15,000 VPD | **ROUTE 30** - ±15,000 VPD



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MARKET AERIAL

NEW OXFORD SHOPPING CENTER

FAMILY DOLLAR
my family, my family dollar.

SUBWAY

H&R BLOCK

half pint
creamery
Let's start, break yourself

**ACNB
BANK**

UPMC

PNC BANK

**RITE
AID**

DOLLAR TREE

DOLLAR GENERAL



SHEETZ

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SITE



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COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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REPRESENTATION

TENANT
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INVESTMENT
SALES

PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

