

CROSS KEYS SHOPPING CENTER

6115 York Road | New Oxford, PA | 17350

± 920 SF AVAILABLE | FOR LEASE



PROJECT

Cross Keys Shopping Center, an 8,680 square foot strip center shopping 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, office, and light warehouse/storage users. Unit has three 14' high overhead doors. Lease rate - \$12/SF NNN - \$6.15/SF.

LOCATION

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

The site shows a 30-minute drive time demographic of over 496,212 people with household incomes of more than \$83,238 and daytime employment demographics equally as strong with 404,787. The demographics within a 20-mile radius include 82,723 people in 175,824 homes, a labor force of 367,484 with an average household income of \$82,723.

NEARBY:



DOLLAR GENERAL



POPULATION



3 MILES - 1,586
5 MILES - 12,547
7 MILES - 36,295

EMPLOYEES



3 MILES - 2,307
5 MILES - 5,999
7 MILES - 21,671

AVERAGE HH



3 MILES - \$56,452
5 MILES - \$71,509
7 MILES - \$61,118

HOUSEHOLDS



3 MILES - 1,350
5 MILES - 10,571
7 MILES - 30,375

TRAFFIC COUNTS: ROUTE 94: 14,000 VPD ROUTE 30: 12,000 VPD



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

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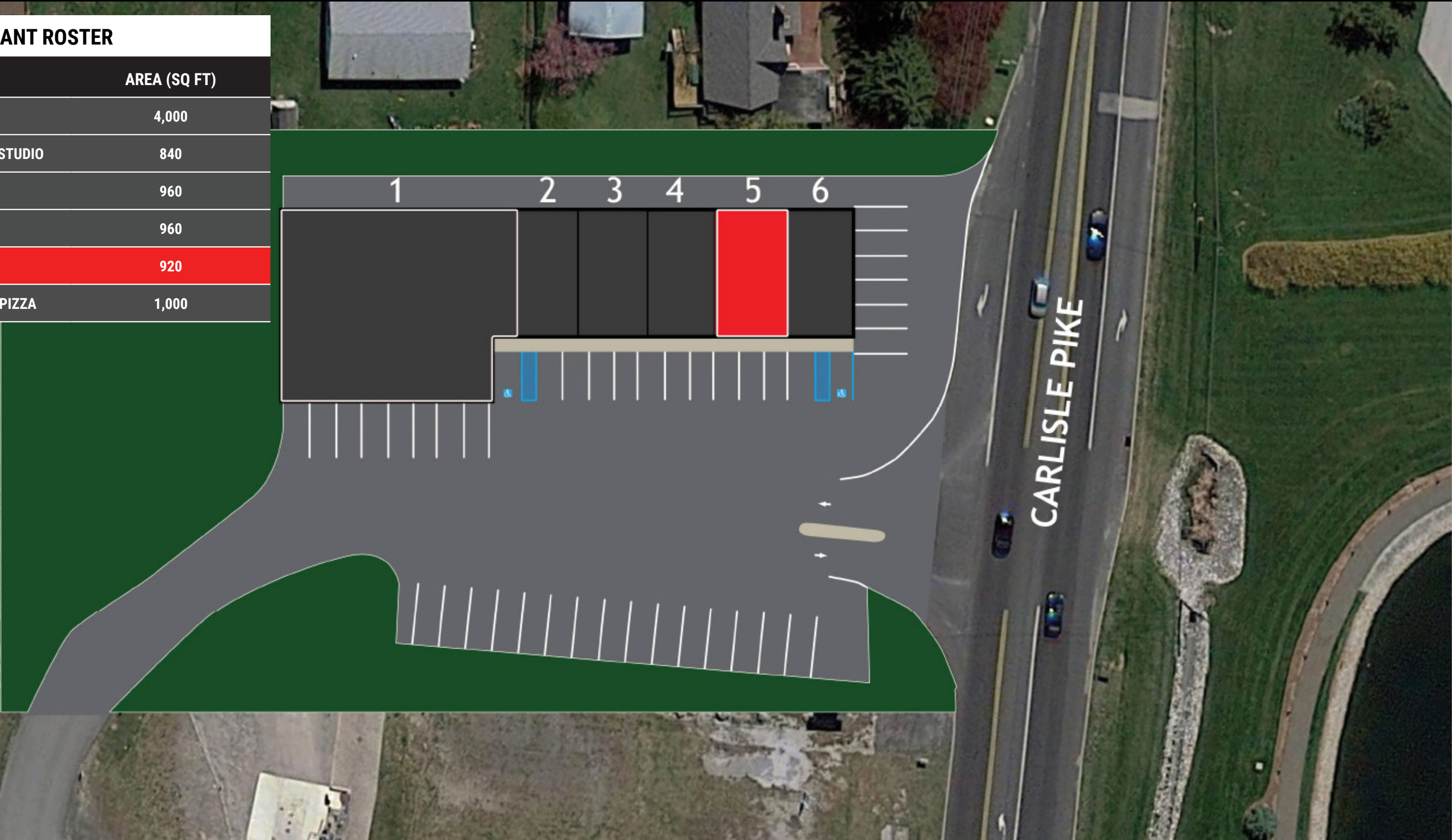


Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
1	BJE POULTRY	4,000
2	ZE'BARRES HAIR STUDIO	840
3	CHINA SUN	960
4	NOT AVAILABLE	960
5	AVAILABLE	920
6	JOHNN & RUDE'S PIZZA	1,000



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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