

# 2819 Carlisle Pike | New Oxford, PA 17350

± 1,100 - 1,400 SF Retail or Office Space Available

Available For Lease

## Property Overview

This property is ideal for office or retail use. The site has great visibility along Route 94. The interior is primarily an open floor plan. It is finished with one large room, a small room and a restroom. Landlord is willing to separate these rooms. The space has three exterior doors. There is a double sided pylon sign and possible signage on the building with LL's approval. There is paved on-site parking. The space is available for lease at \$985 - 1,250/mo plus utilities.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,155	44,058	74,308
TOTAL EMPLOYEES	6,368	24,863	33,961
AVERAGE HHI	\$79,638	\$74,411	\$78,249
TOTAL HOUSEHOLDS	5,541	18,068	29,837

**TRAFFIC COUNTS:**  
PA 94 - ±16,000 VPD | US 30 - ±16,000 VPD

## Location

The property is located just south of Cross Keys (Rt. 30/Rt. 94 intersection) and approximately 2 miles north of Hanover. It is easy to reach Route 30, which makes it central to York/Hanover/Gettysburg. Route 94 heads north to Carlisle and south to Maryland, approx. 20 min drivetime. The surrounding uses include the Brethern Home and Bermudian Keys Business Park, the Bridges Golf Course, as well as several new residential communities.



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COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

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## MARKET AERIAL



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