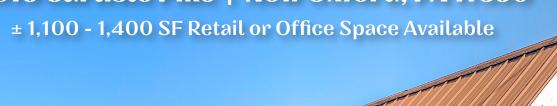
2819 Carlisle Pike | New Oxford, PA 17350





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 seperate 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 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.







York Office: 3528 Concord Rd. York, PA 17402 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341 Lancaster Office: 2173 Embassy Dr, Suite 201, Lancaster, PA 17601 New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054





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







