

503 E Golden Lane

New Oxford, PA | 17350

For Lease



Property Overview

Available
±3,024 SF

This property is ideal for small contractors or storage use. The building has three overhead doors with door heights ranging from 9'-14'. Interior ceiling heights range from 12'-16'. The building has a concrete floor, LED lighting, one restroom. It is fully heated and air-conditioned. The owner has the ability to provide an air compressor. There is parking for approximately five vehicles on-site. The space is available for lease at \$2,500 per month plus utilities and liability insurance. The space would be available around November 1, 2022.

Surrounding Retailers



DOLLAR TREE



Ryan Myers

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



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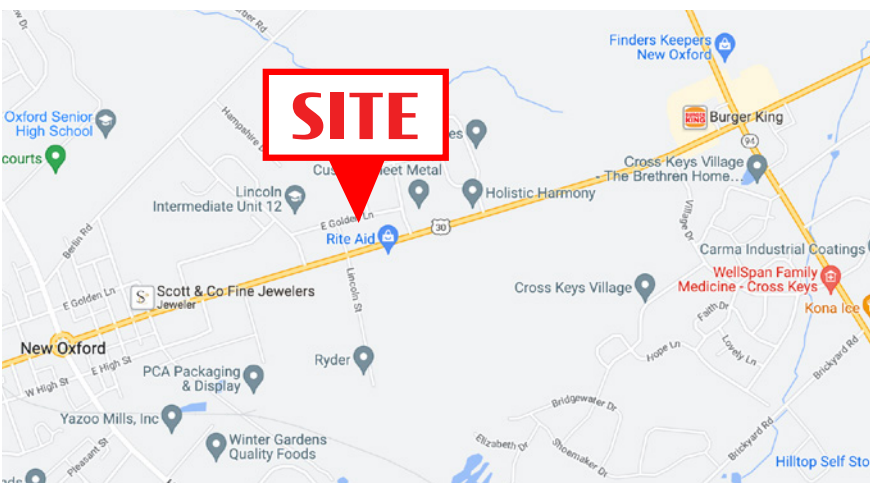
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Location

The Golden Lane property has access via Route 30 and Golden Lane. The property is located adjacent to Dollar Tree at the New Oxford Shopping Center. This location provides easy access to Gettysburg, Hanover and York.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|---|----------|----------|----------|
| TOTAL POPULATION | 12,559 | 34,954 | 70,234 |
| TOTAL EMPLOYEES | 5,418 | 16,448 | 33,321 |
| AVERAGE HHI | \$79,295 | \$76,973 | \$76,614 |
| TOTAL HOUSEHOLDS | 4,933 | 14,186 | 28,359 |
| TRAFFIC COUNTS: York Road ± 18,000 VPD | | | |



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MARKET AERIAL



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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