

For Sale or Lease

CARLISLE PIKE

±1.23 Acres

New Oxford, PA 17350



Lincoln Hwy - ±16,000 VPD



Carlisle Pike - ±15,000 VPD



Available
±1.23 Acres



Ryan Myers
For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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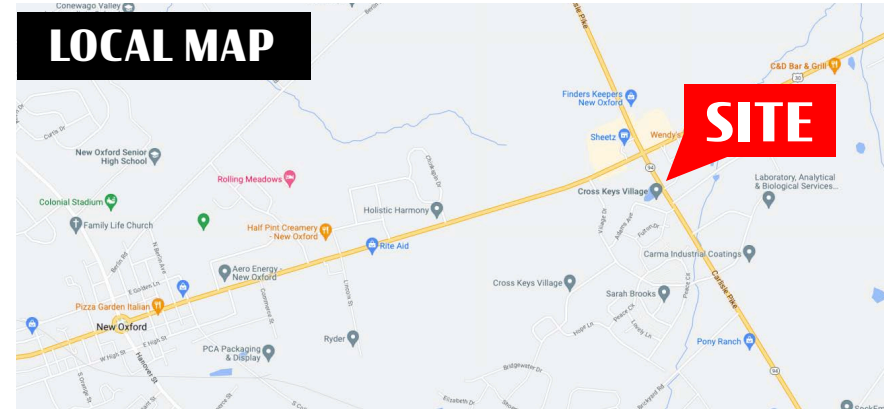
Property Overview

Available for sale, lease or build-to-suit is a 1.23 acre parcel with frontage on Carlisle Pike (SR 94). The property is relatively flat with access to public water and public sewer. The land is located between Turkey Hill and the Cross Keys Shopping Center. The rear of the property connects with an internal road system, giving this site access to Route 30 as well. The property is zoned Highway Commercial.

Location

This property is located at the south-east quadrant of Route 30 & Route 94 in New Oxford, PA aka Cross Keys. The surrounding neighbors include Turkey Hill, Wendy's, Drayer Physical Therapy, Cross Keys Shopping Center, McDonald's, Burger King and Sheetz. Adjacent to the site is Cross Keys Village which is one of largest retirement communities in Pennsylvania. The Cross Keys Village offers independent living, and personal care living.

The site is located in Berwick Township, Adams County. Route 94 south leads to Hanover (5 min drive time). Route 94 north leads to Carlisle (35 min drive time). Route 30 west leads to Gettysburg (15 min drive time). Route 30 east leads to York (30 min drive time).



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,445	12,967	36,436
TOTAL EMPLOYEES	3,288	5,259	15,849
AVERAGE HHI	\$65,872	\$74,017	\$71,927
TOTAL HOUSEHOLDS	1,836	5,058	14,722

TRAFFIC COUNTS:
Carlisle Pike - ±15,000 VPD | Rt 30 - ±16,000 VPD



MARKET AERIAL



New Oxford Shopping Center

FAMILY DOLLAR
my family, my family dollar.

SUBWAY

H&R BLOCK

half pint creamery
Life's not a treat yourself!

DOLLAR GENERAL



Site

SHEETZ

DOLLAR TREE

RITE AID

ACNB BANK

UPMC

PNC BANK

7-ELEVEN

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.



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