

4650 YORK ROAD

NEW OXFORD, PA • 17350

**±14.77 ACRES
FOR SALE**



±14,000 VPD

JOIN:

DOLLAR GENERAL



30



Ryan Myers, CCIM

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



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

The land is adjacent to a new Dollar General on Route 30. The land is 14.77+ acres, located in Mount Pleasant Township, New Oxford. The property is zoned Commercial. The zoning permits a variety of retail uses including; auction houses, garden centers, self storage, and some limited industrial uses; building supplies, wholesale sales, industrial equipment sales. The site is currently farmed. The Seller will be responsible for the subdivision costs, well and perc, and installing the cul-de-sac per Township requirements. The property is available for \$1,050,000.

LOCATION

The property is located on York Road/Route 30 between New Oxford and Gettysburg in Adams County, PA. Dollar General was subdivided from the larger parcel and a curbcut off Route 30 already exists. The property has minimal frontage on Brickcrafter Road.

**SITE LOCATED BEHIND
DOLLAR GENERAL**



POPULATION
5 MILE- 24,480
7 MILE- 61,181
10 MILE- 126,399



EMPLOYEES
5 MILE- 6,266
7 MILE- 24,249
10 MILE- 45,231



AVERAGE HHI
5 MILE- \$97,110
7 MILE- \$94,970
10 MILE- \$101,102



HOUSEHOLDS
5 MILE- 9,747
7 MILE- 24,492
10 MILE- 49,559



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MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

