

BERMUDIAN KEYS

140 ENTERPRISE DR • NEW OXFORD, PA • 17350

±3,400 SF



AVAILABLE FOR LEASE



RYAN MYERS, CCIM

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

±3,400 SF AVAILABLE FOR LEASE



PROPERTY OVERVIEW

This well-maintained flex building has 3,400 SF available for lease. The space has one drive-in door and one dock door. The entire space is heated and conditioned. The layout includes a showroom, 2 large offices, restroom and warehouse. The warehouse area is 19' clear. The space will be available for lease 4th quarter of 2024. The lease rate is \$6.95/SF NNN.




LOCATION DESCRIPTION

This building is located in the Bermudian Keys business park. The property is located about 3 miles north of Hanover, along SR 94, near the Cross Keys intersection. The location is convenient to access Hanover, York, and Gettysburg.

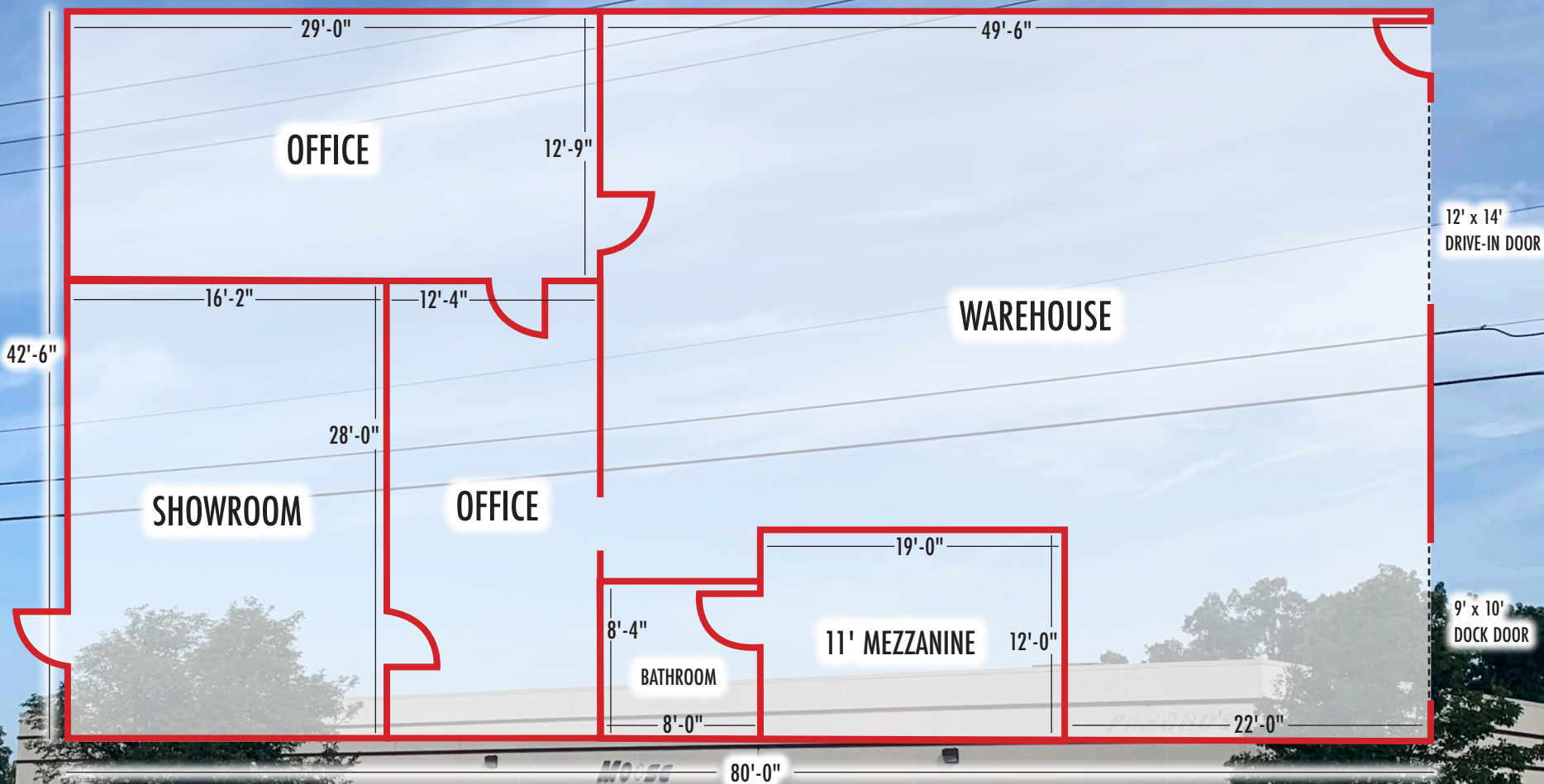


DEMOGRAPHIC	3 MILE	5 MILE	7 MILE
POPULATION	24,571	33,653	40,781
EMPLOYEES	13,231	18,606	19,960
AVERAGE HHI	\$86,168	\$87,384	\$87,322
HOUSEHOLDS	9,469	13,442	15,916

YORK RD: 15,000 VPD
 CARLISLE PIKE: 15,000 VPD



FLOOR PLAN



LOTS

94



MARKET OVERVIEW



NEW OXFORD MIDDLE & SENIOR HIGH SCHOOL

DOLLAR GENERAL

SHEETZ

BURGER KING

Wendy's

SITE

DOLLAR TREE

SUBWAY



York Rd

Turkey Hill

RITE AID

DUNKIN'

PNC BANK

BRETEREN HOME

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

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

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About Bennett Williams

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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.

