



6110 York Road

6110 York Road, New Oxford, Pennsylvania 17350

Property Features

- 47,326 SF hospitality facility
- 465 seat diner
- 350 seat banquet facility
- 64 hotel rooms
- Adams County Liquor License
- All fixtures, furniture and equipment included in sale
- Located on highly traveled intersection of US Route 30 & US Route 94
- Average Daily Traffic Volume: 34,234 VPD both directions on US Route 30
- Average Daily Traffic Volume: 31,223 VPD both directions on US Route 94



For more information:

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For Sale

Retail



Property Summary

Sale Price:	\$3,000,000
Lot Size:	8.63 Acres
Building Size:	47,236 SF
Ceiling Height:	8 ft
Year Built:	1985
Zoning:	C- Commercial District; permits mixture of vehicle- oriented commercial uses that will contribute to attract reasonable development.

Property Overview

47,326 SF restaurant & hotel located on the highly traveled intersections of US Route 30 & US Route 94. Surrounded by all major fast food. All fixtures, furniture, and equipment are included in the sale. Adams County liquor license included in the sale.

Location Overview

Located at the intersection of US Route 30 and US Route 94.

For Sale

Retail

Site Information

PROPERTY ADDRESS:	6110 York Road, New Oxford, PA 17350
APN:	17-K11-0009-000
TOWNSHIP:	Hamilton
ZONING DESCRIPTION:	C- Commercial District; permits mixture of vehicle-oriented commercial uses that will contribute to attract reasonable development.
NO. PARKING SPACES:	275
EXTERIOR DESCRIPTION:	Business ID sign

Building Information

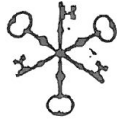
WALLS:	Drywall
FLOOR COVERINGS:	Carpet/tile/hardwood
RESTROOMS:	Four: Two men and Two woman
HVAC:	Varies
UTILITIES DESCRIPTION:	Water: Public Sewer: Public Gas: Available
HANDICAP ACCESS:	No
NUMBER OF UNITS:	64

Sale Information:

SALE PRICE:	\$3,000,000
TAXES:	\$57,005.78

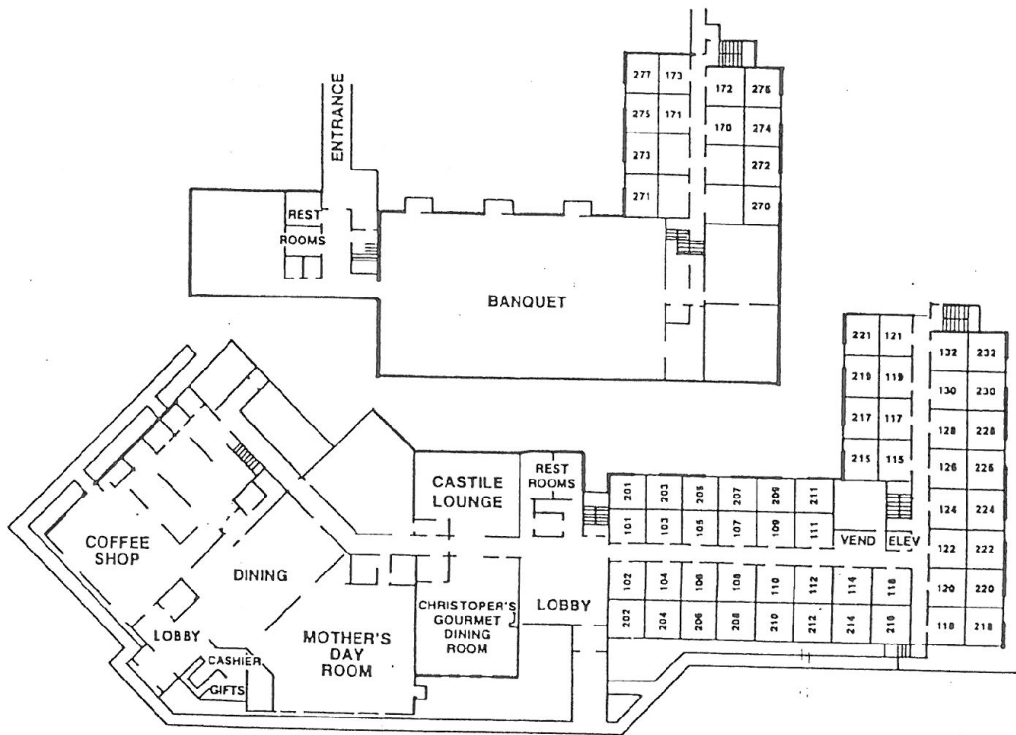
For Sale

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**CROSS KEYS MOTOR INN
RESTAURANT & LOUNGE**

Rt. 30 & PA 94 • New Oxford, PA • 717-624-7778 • FAX 717-624-7941



FLOOR PLAN CONFIGURATION OF MOTEL, RESTAURANTS AND ROOMS

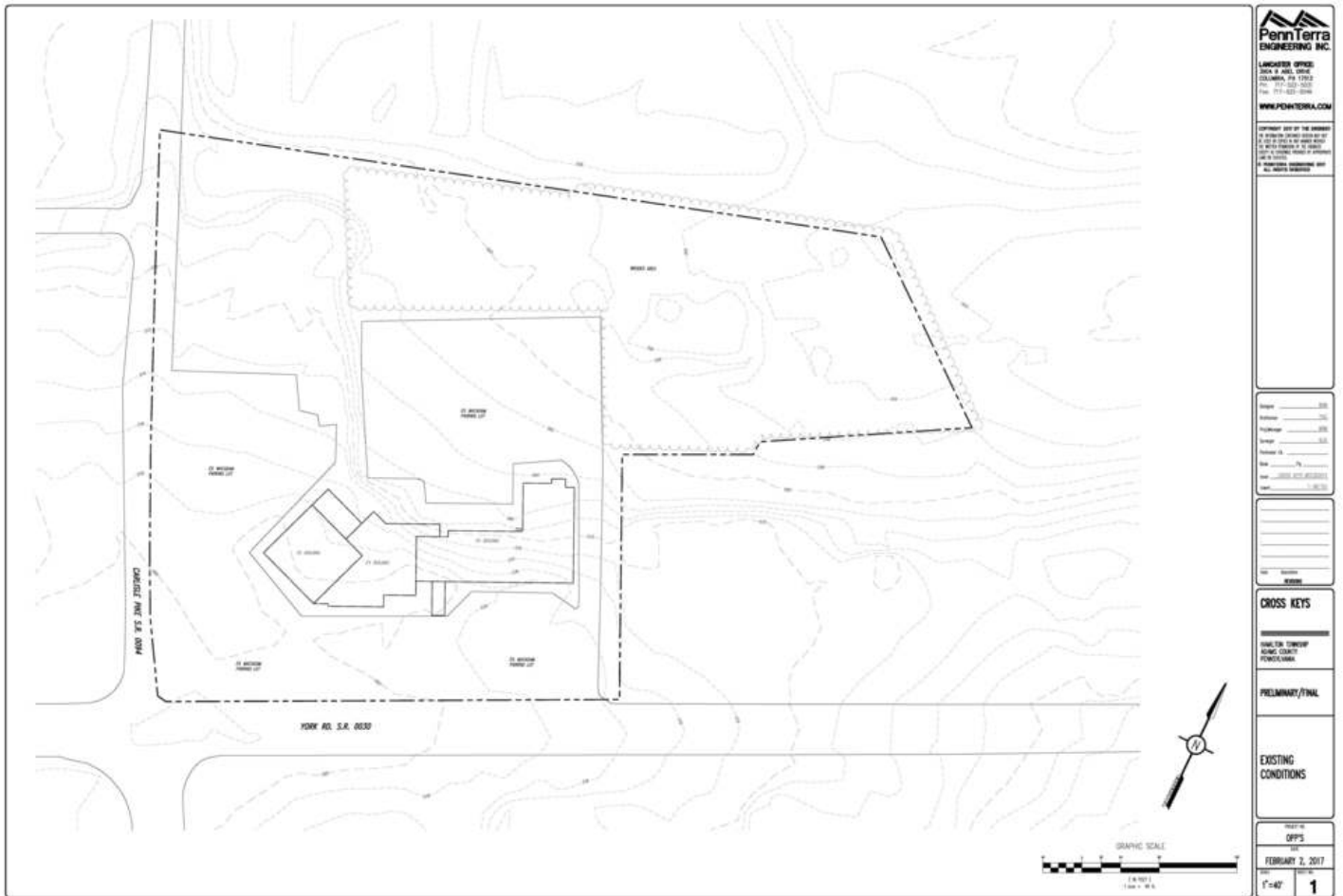
PHOTOCOPY EXCERPT FROM GUEST BROCHURE

Retail



For Sale

Retail



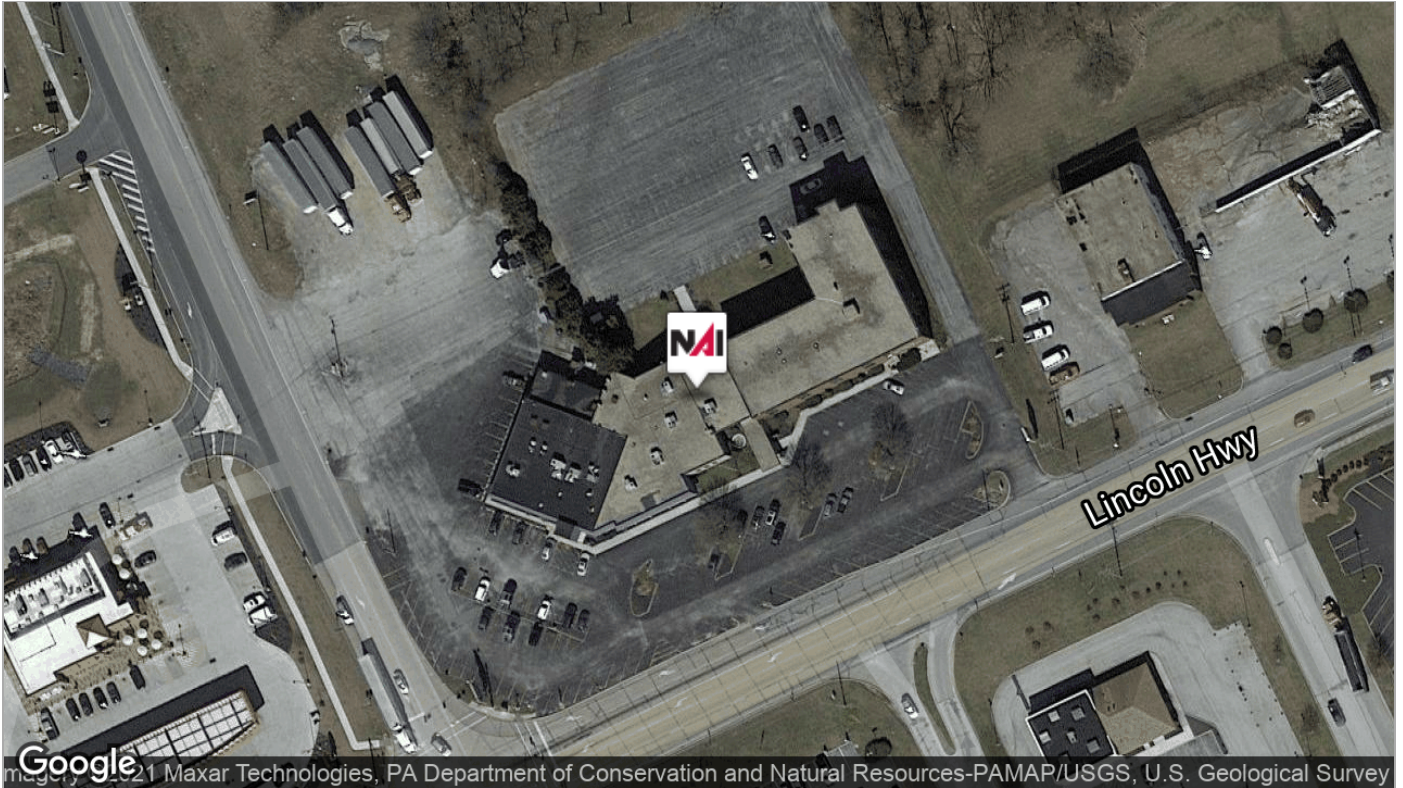
For Sale

Retail



For Sale

Retail



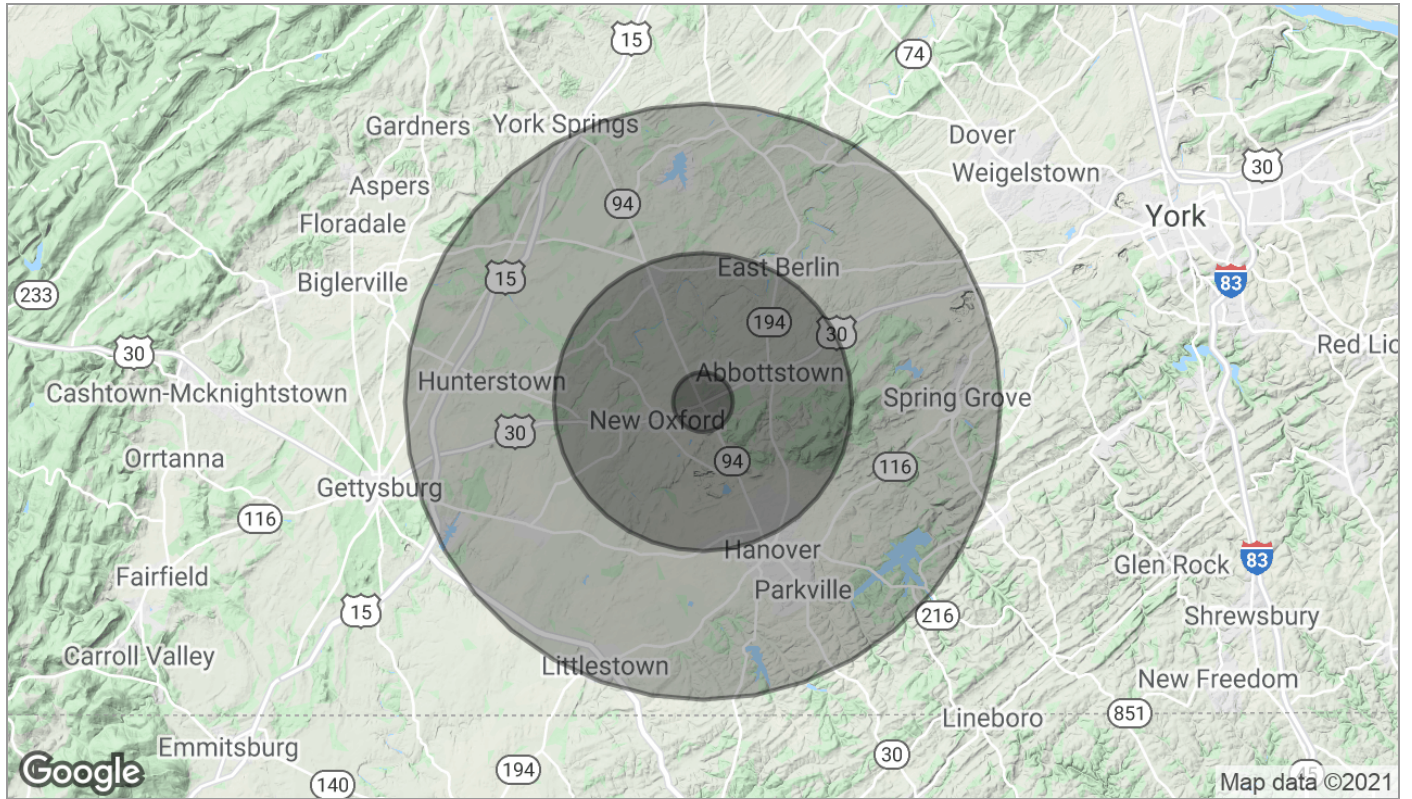
NAI CIR | 1015 Mumma Road, Lemoyne, PA 17043 | +1 717 761 5070 x154

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NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB024320A

For Sale

Retail



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,382	38,654	120,489
MEDIAN AGE	41.6	41.3	40.5
MEDIAN AGE (MALE)	39.0	38.9	39.4
MEDIAN AGE (FEMALE)	43.9	43.2	41.5
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	561	15,693	47,606
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$60,225	\$62,002	\$65,066
AVERAGE HOUSE VALUE	\$187,360	\$209,433	\$223,812
Race	1 Mile	5 Miles	10 Miles
% WHITE	92.3%	94.7%	95.0%
% BLACK	1.2%	0.8%	0.8%
% ASIAN	1.5%	1.3%	0.9%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	3.4%	2.3%	2.2%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	5.9%	4.4%	4.3%

* Demographic data derived from 2010 US Census