



For Lease

Retail Property

Negotiable

Cross Keys Diner

6110 York Road
New Oxford, Pennsylvania 17350

Property Highlights

- 5,500 SF retail space available for lease
- Flexible zoning permits most commercial and retail users
- Facility is fully equipped for restaurant use
- Neighboring retailers include Sheetz, Turkey Hill, Wendy's, Burger King, and McDonald's
- Situated next to a 64 room hotel
- Excellent exposure on the corner of US Route 30 and 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

OFFERING SUMMARY

Available SF	5,500 SF
Lease Rate	Negotiable
Lot Size	8.63 Acres
Building Size	5,500 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,385	\$60,255
5 Miles	38,705	\$61,966
10 Miles	120,516	\$65,063

For more information

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Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.
NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA

1015 Mumma Road
Lemoyne, PA 17043
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Property Details

ADDRESS:	6110 York Road New Oxford, PA 17350
COUNTY:	Adams
MUNICIPALITY:	Hamilton
TAX PARCEL #:	17-K11-0009-000
PARCEL SIZE:	8.63 Acres
ZONING:	Commercial District
BUILDING FRONTAGE:	485
PARKING:	275
TOTAL BUILDING SF:	5,500 SF
AVAILABLE SF:	5,500 SF
YEAR BUILT:	1985
CONSTRUCTION:	Brick
SIGNAGE:	Yes

NUMBER OF FLOORS:	1
CEILING HEIGHT / TYPE:	8 ft / Drywall acoustical tile
ROOF:	Metal
INTERIOR WALLS:	Drywall
FLOOR TYPE:	Carpet/tile/hardwood
UTILITIES:	Water & Sewer: Public Gas: Available
RESTROOMS:	Four: 2 men & 2 women
HVAC:	Varies
LEASE TERM:	60 months
RENTAL RATE:	Negotiable



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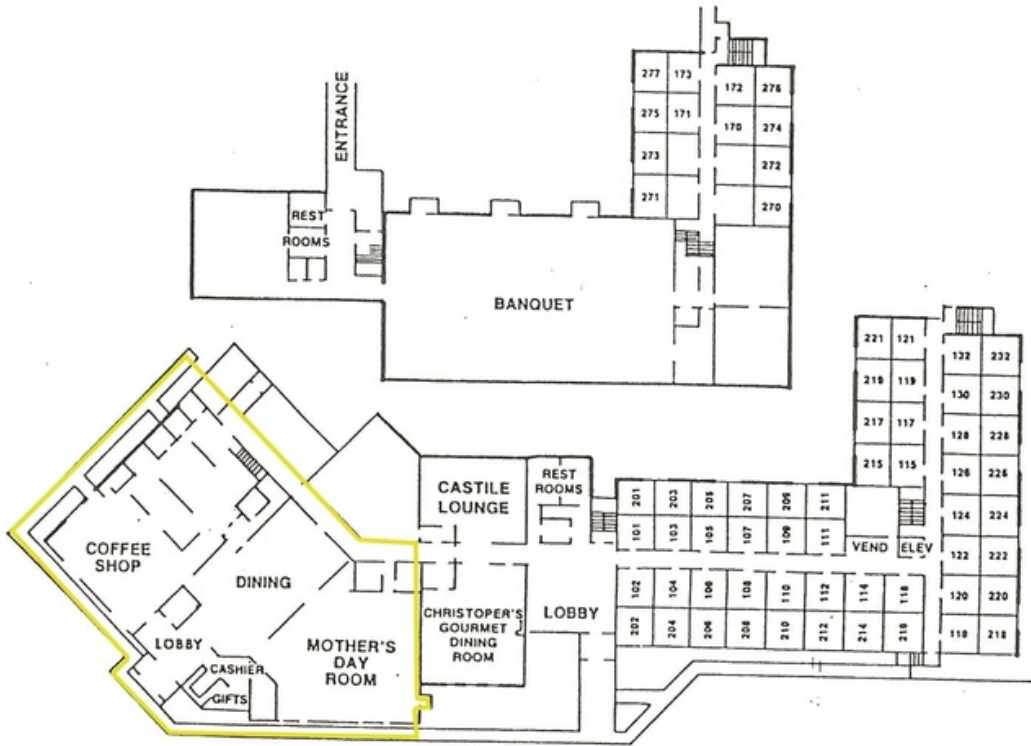
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CROSS KEYS MOTOR INN
RESTAURANT & LOUNGE

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

Additional Photos



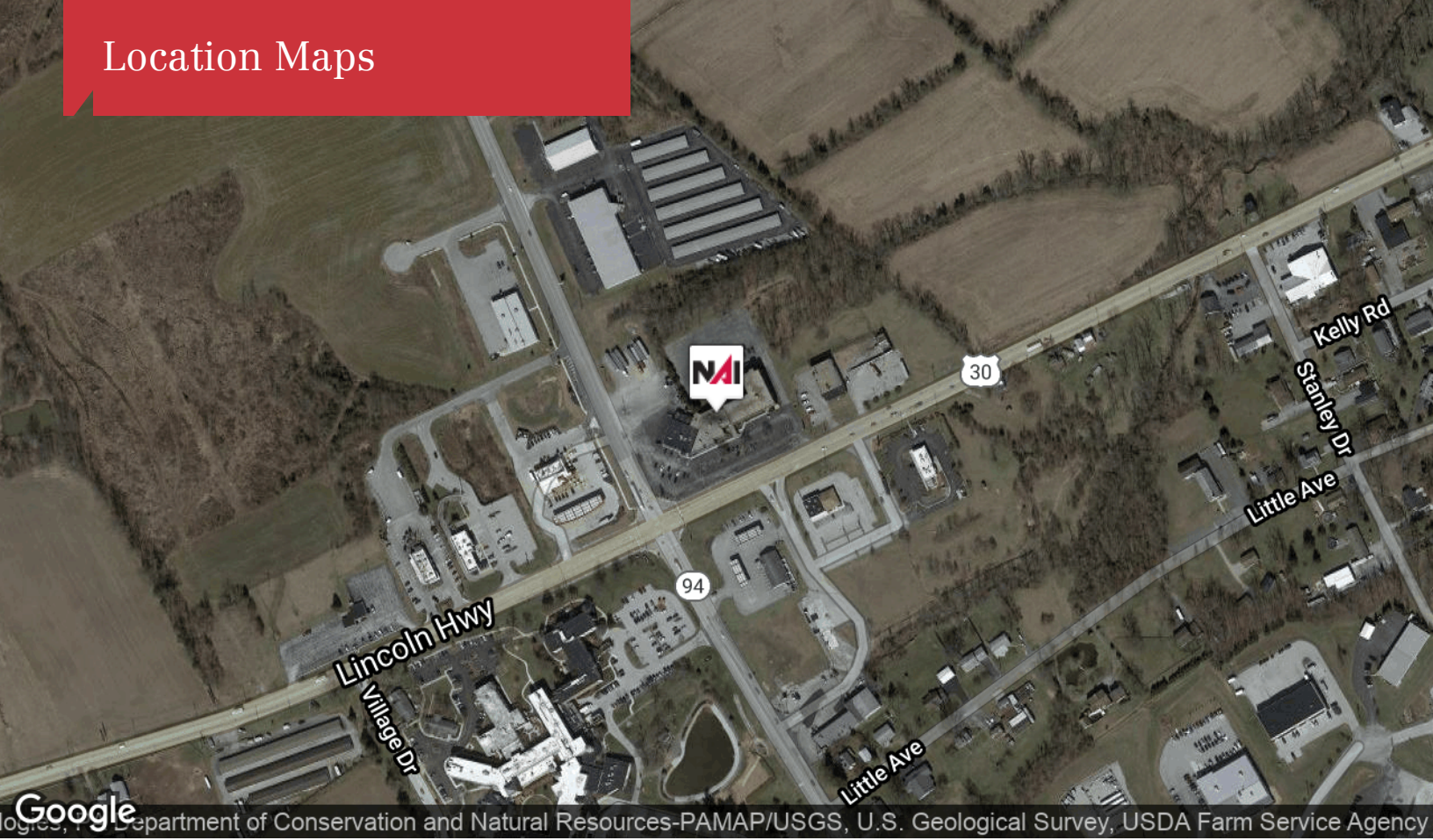
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Location Maps



Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2021



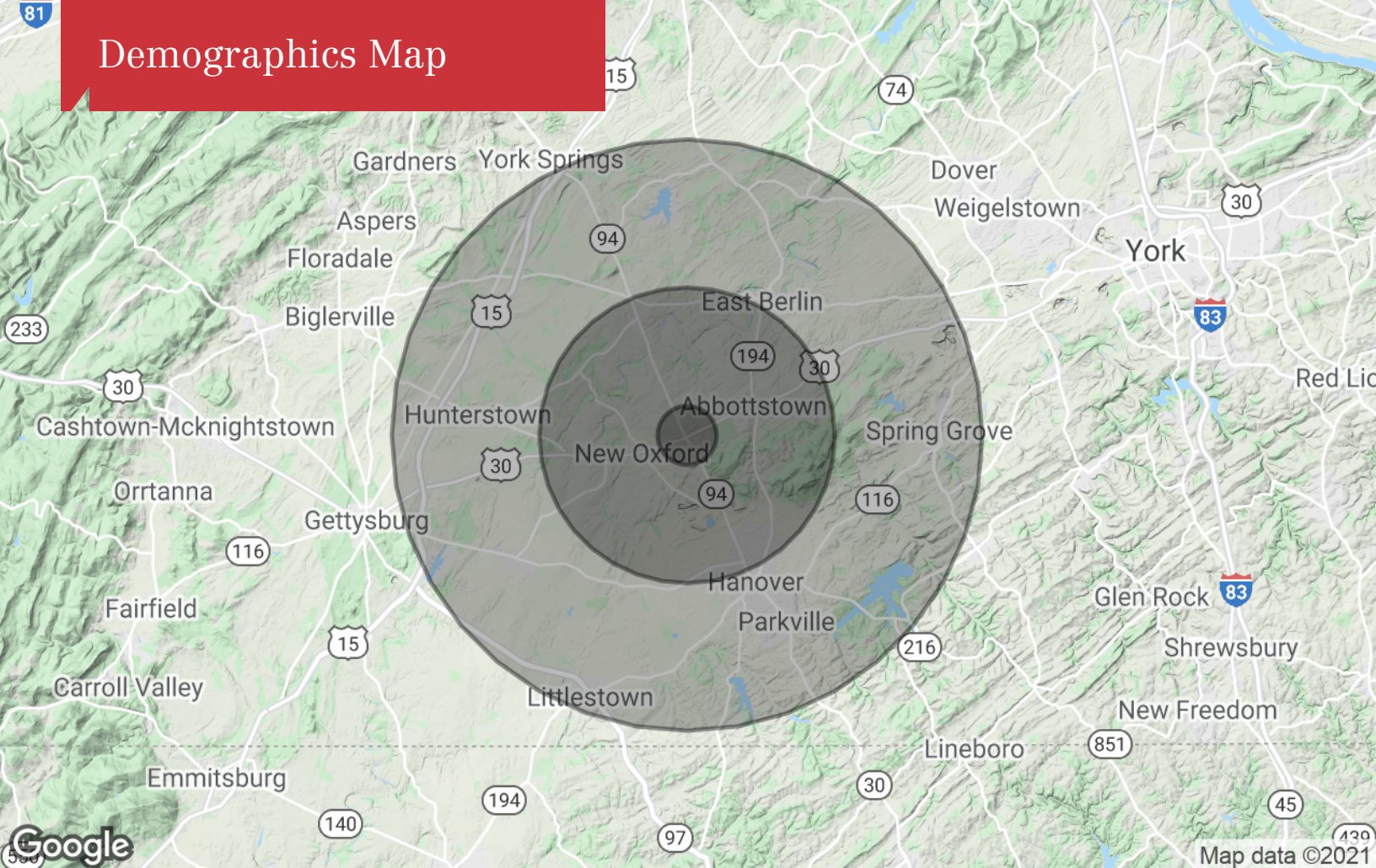
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Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,385	38,705	120,516
MEDIAN AGE	41.6	41.3	40.5
MEDIAN AGE (MALE)	39.0	38.9	39.4
MEDIAN AGE (FEMALE)	43.9	43.1	41.5

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	562	15,714	47,619
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$60,255	\$61,966	\$65,063
AVERAGE HOUSE VALUE	\$187,256	\$209,310	\$223,778

Race

	1 Mile	5 Miles	10 Miles
% WHITE	93.7%	95.6%	96.0%
% 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	3.6%	2.3%	2.2%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	6.0%	4.4%	4.3%

* Demographic data derived from 2010 US Census



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