



Small Transportation Business
OPPORTUNITY ON 2 AC + WORKSHOP FOR SALE

9 E MAIN STREET, NEW KINGSTOWN, PA



2 AC + WORKSHOP *ideal for* SMALL TRANSPORTATION BUSINESS



9 E MAIN STREET
NEW KINGSTOWN, PA 17072
FOR SALE

OFFERING SUMMARY

Sale Price	\$875,000
Property Taxes (2025)	\$4,220
APN	38-19-1621-112
Zoning	R3- Current Non-Confirming Use
Municipality	Silver Spring Township
County	Cumberland County

PROPERTY OVERVIEW

Landmark is pleased to offer this 2 Ac property, currently zoned R3 with a non-conforming use as a trucking facility. The property presents a unique opportunity for an owner-user seeking a similar operation and includes an office/house of approximately 2,800 SF, as well as a rear shed of about 3,000 SF that is actively used as a truck repair shop. The shop is well-suited for heavy vehicle service, featuring two 14-foot overhead doors and gas heat, which is also available in the house.

Strategically located near major transportation corridors, the property offers direct access to I-81, Route 11, Route 581, Route 15, I-76/PA Turnpike, and I-83. Its central position places Carlisle to the west, Harrisburg to the east, and Lancaster and York to the south, making it an ideal hub for transportation, logistics, or repair-related operations.

PROPERTY HIGHLIGHTS

- Ideal 2 Acres flat yard for small transportation company
- Maintenance shop 70'x45' with two (2) 14' doors
- Close proximity to major transportation routes including:



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	2
Building Size	2,800 SF office/house 3,000 SF workshop
Lot Size	2 Acres
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	2
Parking	On-Site
Year Built Renovated	± 1900 2024

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Power	Single Phase 200 Amp
HVAC	Central AC
Sprinklers	No
Signage	No

MARKET DETAILS

Cross Streets	Rte. 11/Carlisle Pike & N Locust Point Rd
Traffic Count at Intersection	12,250 ADT
Municipality	Silver Spring Township
County	Cumberland County
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ADDITIONAL PHOTOS



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TCN
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REAL ESTATE SERVICES

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LOCATION



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AREA



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AREA OVERVIEW

NEW KINGSTOWN - SILVER SPRING TOWNSHIP

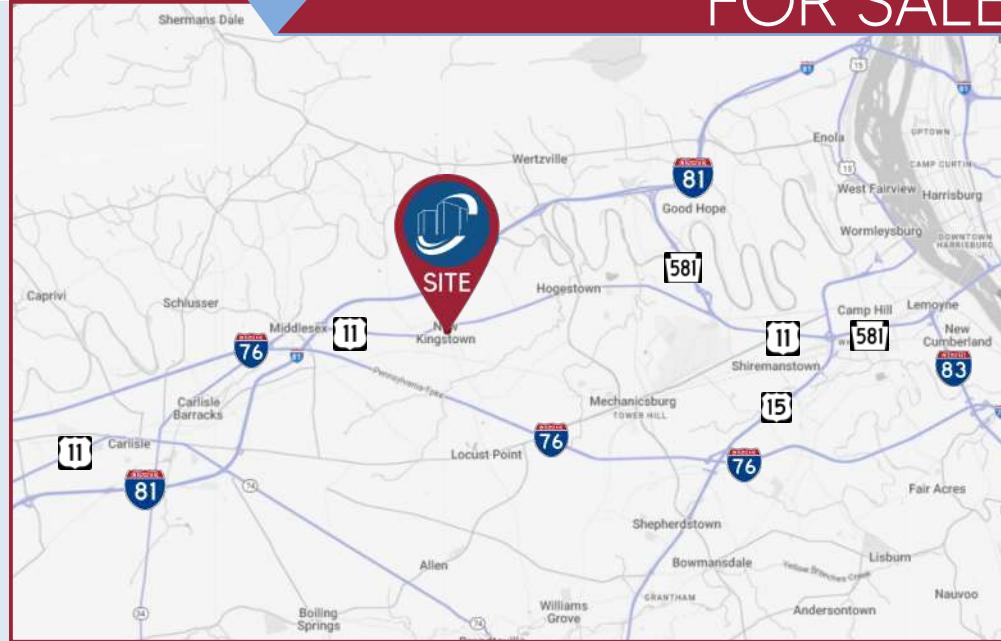
Prime Location for Transportation & Distribution

New Kingstown in Silver Spring Township offers a strategic setting for transportation and logistics operations. With direct access to major highways and proximity to key regional markets, the area provides exceptional connectivity for businesses looking to streamline travel and reduce costs. Its location between Harrisburg and Carlisle makes it a natural hub for both regional and long-haul distribution.

LOCATION ADVANTAGES:

- Direct access to U.S. Route 11
- Quick connections to I-81, PA-114 & PA-581
- Nearby Pennsylvania Turnpike (I-76) for expanded east-west reach
- Positioned between Harrisburg and Carlisle
- Multiple route options to improve reliability and efficiency
- Business-friendly environment that supports growth and investment

With a strong transportation network, multiple access points, and steady commercial expansion, New Kingstown offers the ideal environment for establishing a small transportation facility. Businesses here benefit from dependable infrastructure, regional growth, and a central location in one of Central Pennsylvania's most active transportation corridors.



DEMOGRAPHICS

POPULATION

1 MILE	2,085
3 MILE	13,323
5 MILE	50,532

HOUSEHOLDS

1 MILE	857
3 MILE	5,489
5 MILE	19,867

AVERAGE HH INCOME

1 MILE	\$169,269
3 MILE	\$133,048
5 MILE	\$133,681

TOTAL BUSINESSES

1 MILE	70
3 MILE	418
5 MILE	1,871

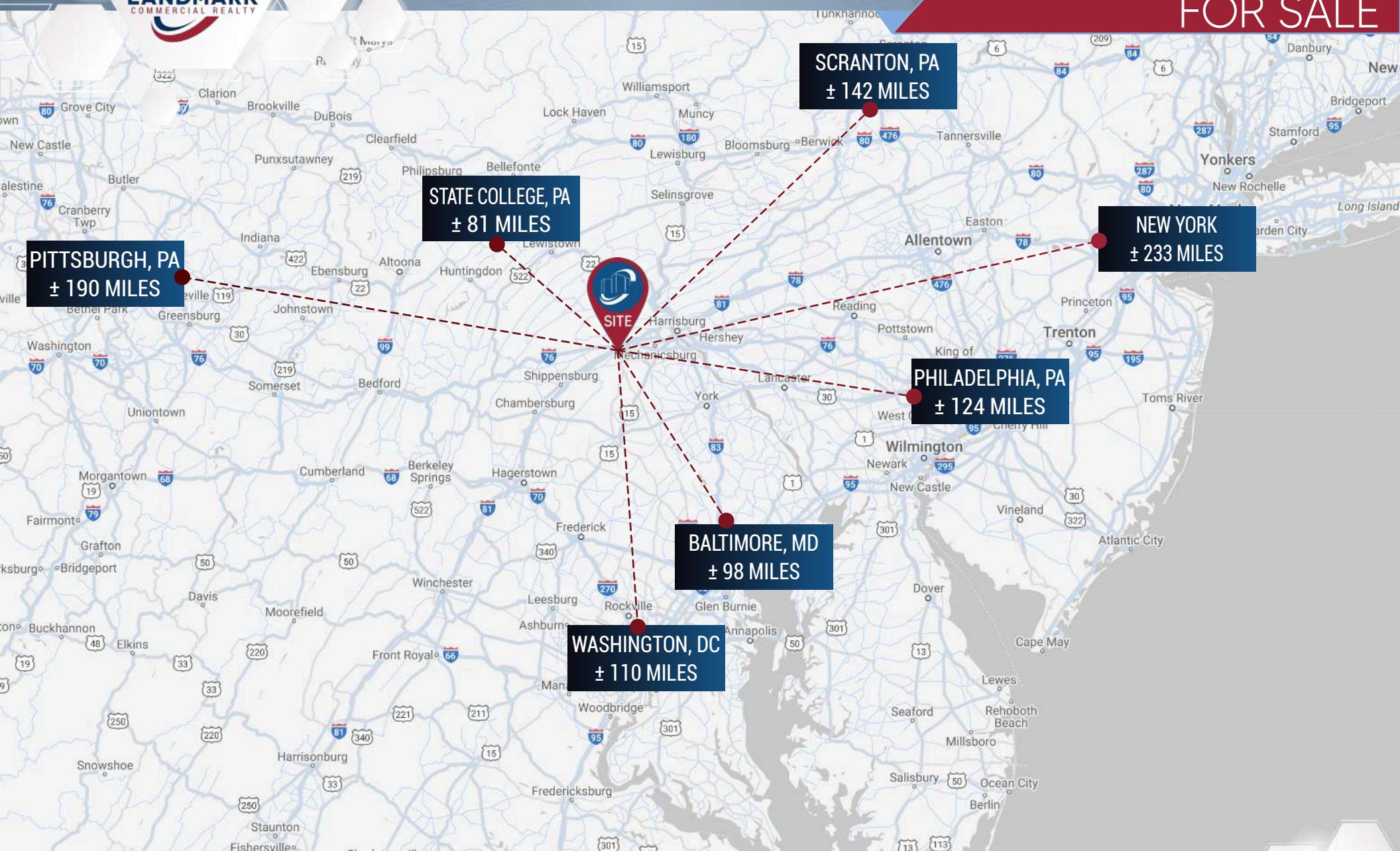
TOTAL EMPLOYEES

1 MILE	1,180
3 MILE	5,921
5 MILE	24,541



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