



# *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:



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425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
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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
Zoning	R3- Current Non-Confirming Use

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ADDITIONAL PHOTOS



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LOCATION



CARLISLE



E MAIN STREET

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AREA



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## AREA OVERVIEW

### NEW KINGSTOWN - SILVER SPRING TOWNSHIP

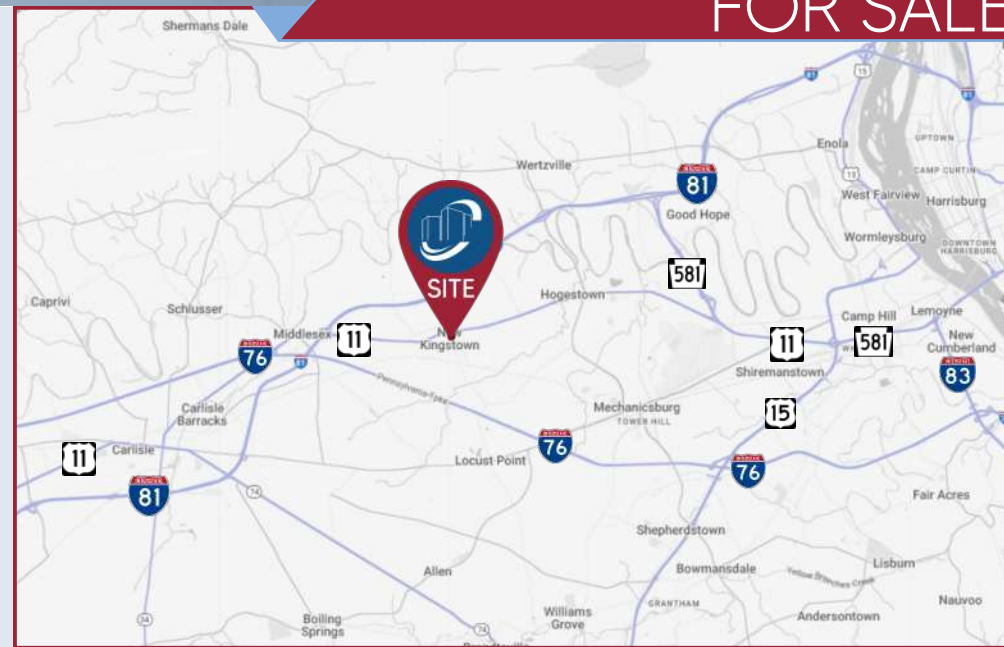
#### *Prime Location for Transportation & Distribution*

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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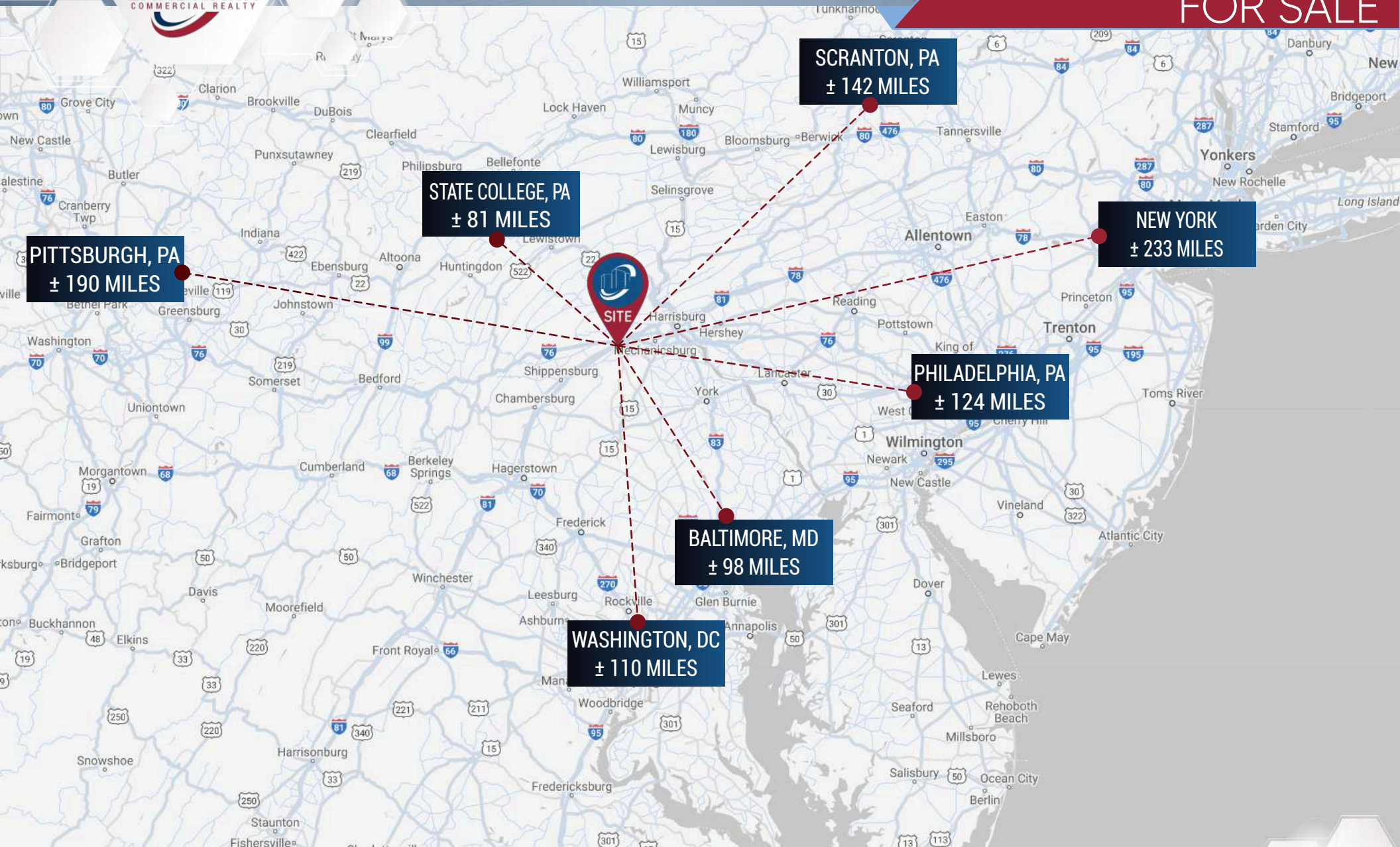
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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