



4,500 SF Commercial Redevelopment
OPPORTUNITY FOR SALE OR GROUND LEASE

6170 YORK RD, NEW OXFORD, PA



4,500 SF Commercial Building

6170 YORK ROAD · NEW OXFORD, PA 17350

COMMERCIAL REDEVELOPMENT
FOR SALE OR GROUND LEASE



OFFERING SUMMARY

Building Size	4,500 SF
Sale Price	Subject to Offer
Lease Price	Contact Agent
Price per SF	TBD
Property Taxes	\$13,289.68
APN	17-K11-0012
Zoning	Commercial
Municipality	Hamilton Township
County	Adams County

PROPERTY OVERVIEW

High visibility commercial redevelopment opportunity on 2.92 acres in Hamilton Township, Adams County. The property is located at the signalized intersection of U.S. Rt 30 (Lincoln Highway) and U.S. Rt 94 (Carlisle Pike), providing exceptional visibility and accessibility along the areas most traveled corridors. The property is zoned Commercial offering a large range of permitted uses including retail, office, medical, hospitality, service, automotive, and light industrial. Flexible zoning, strong traffic counts, and regional connectivity make a great opportunity for a variety of users or developers seeking a high profile location.

PROPERTY HIGHLIGHTS

- Located on the corner of U.S. Rt 30 and U.S. Rt 94 (Carlisle Pike) the most trafficked intersection in New Oxford
- Development potential with flexible layout options for single or multi tenant users
- Easy access to York, Gettysburg, and Hanover. Very strong commuter corridor.
- Commercial Zoning allows for a wide range of office, retail, medical, hospitality, service, and light industrial uses. -Surrounded by residential neighborhoods, schools and retail centers supporting high demand for services in the growing New Oxford Market.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

TREY BRAKEFIELD
ASSOCIATE

TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING

SEAN@LandmarkCR.com
C: 717.421.6031



LANDMARKCR.COM



4,500 SF Commercial Building

6170 YORK ROAD · NEW OXFORD, PA 17350

COMMERCIAL REDEVELOPMENT
FOR SALE OR GROUND LEASE



PROPERTY DETAILS

Number of Buildings	1
Building Size	4,500 SF
Lot Size	2.92 Ac
Building Class	B
Tenancy	Vacant
Number of Floors	TBD
Restrooms	TBD
Parking	TBD
Year Built	1950

MARKET DETAILS

Cross Streets	Route 30 & 94
Traffic Count at Intersection	16,344 ADT
Municipality	Hamilton Township
County	Adams County
Zoning	Commercial
Permitted Uses	Allows for a wide range of office, retail, service, hospitality, medical, and light industrial uses.

BUILDING SPECIFICATIONS

Construction	Brick Masonry
Roof Type	Flat Rubber
Power	TBD
HVAC	TBD
Sprinklers	TBD
Security	TBD
Signage	On Building

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

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

LANDMARKCR.COM





4,500 SF Commercial Building

6170 YORK ROAD · NEW OXFORD, PA 17350

COMMERCIAL REDEVELOPMENT
FOR SALE OR GROUND LEASE

CONCEPT PLANS



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

TREY BRAKEFIELD
ASSOCIATE

TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING

SEAN@LandmarkCR.com
C: 717.421.6031



LANDMARKCR.COM

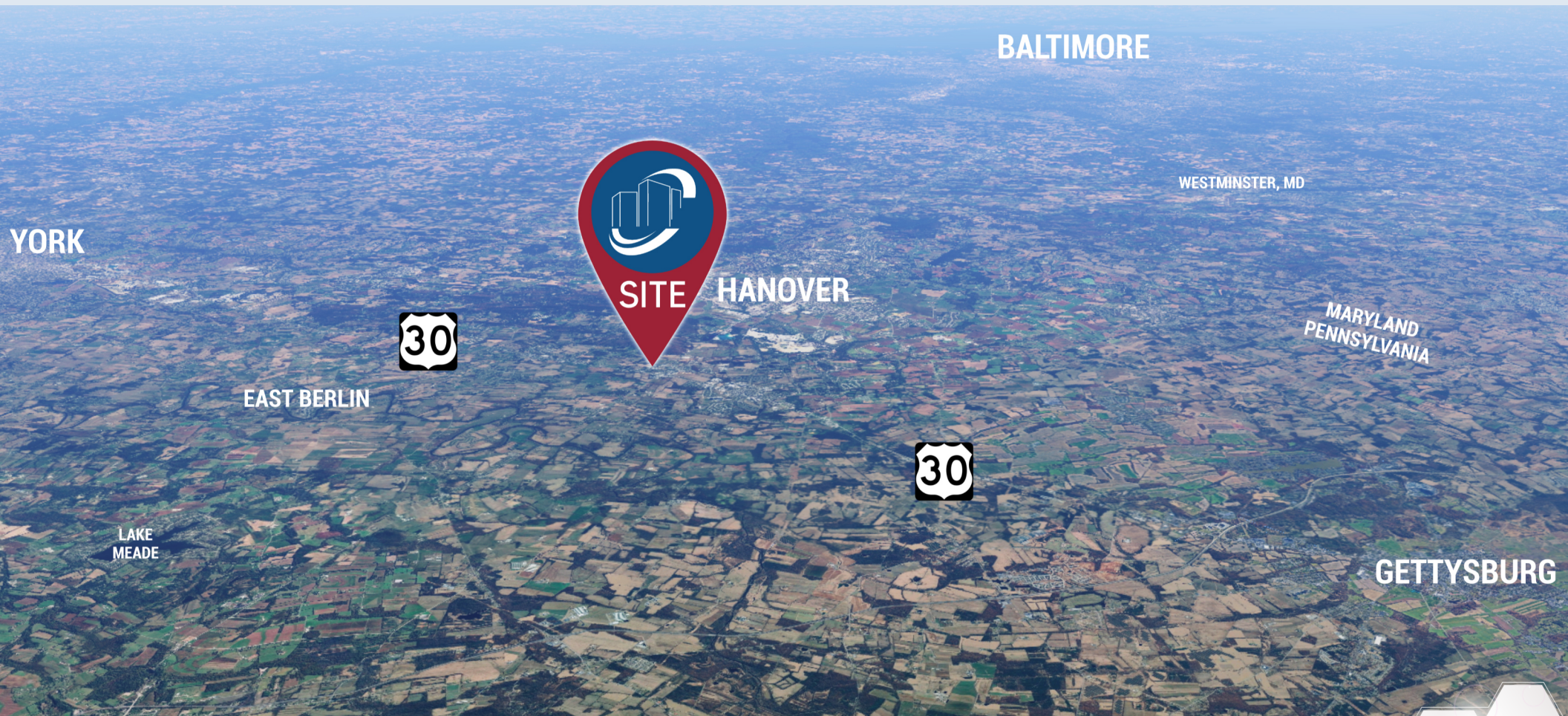


4,500 SF Commercial Building

6170 YORK ROAD · NEW OXFORD, PA 17350

COMMERCIAL REDEVELOPMENT
FOR SALE OR GROUND LEASE

AREA



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

TREY BRAKEFIELD
ASSOCIATE

TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING

SEAN@LandmarkCR.com
C: 717.421.6031



LANDMARKCR.COM



4,500 SF Commercial Building

6170 YORK ROAD · NEW OXFORD, PA 17350

COMMERCIAL REDEVELOPMENT
FOR SALE OR GROUND LEASE

DEMOGRAPHICS

POPULATION

1 MILE	1,850
3 MILE	13,589
5 MILE	37,582

HOUSEHOLDS

1 MILE	779
3 MILE	5,403
5 MILE	15,506

AVERAGE HOUSEHOLD INCOME

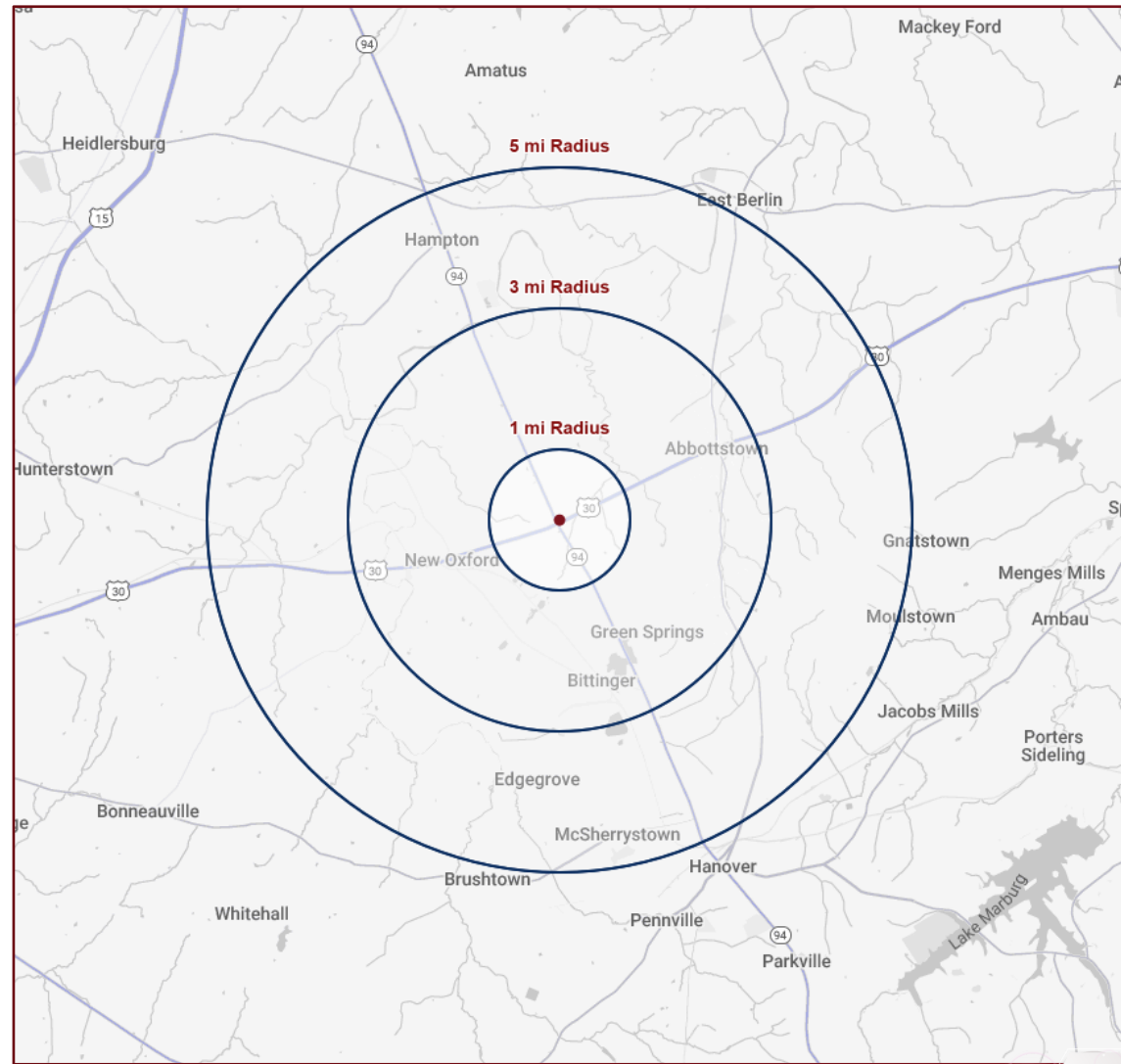
1 MILE	\$91,442
3 MILE	\$99,838
5 MILE	\$98,867

TOTAL BUSINESSES

1 MILE	99
3 MILE	373
5 MILE	1,222

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,379
3 MILE	4,237
5 MILE	15,569



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

TREY BRAKEFIELD
ASSOCIATE

TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING

SEAN@LandmarkCR.com
C: 717.421.6031



LANDMARKCR.COM



4,500 SF Commercial Building

6170 YORK ROAD · NEW OXFORD, PA 17350

COMMERCIAL REDEVELOPMENT
FOR SALE OR GROUND LEASE







AREA OVERVIEW

NEW OXFORD, Pennsylvania, is an emerging hub of opportunity, offering a strategic blend of small-town accessibility and business potential. Positioned along key transportation routes with direct connections to surrounding markets, the community provides excellent visibility for retail, service, and industrial users alike. The local economy is diverse, anchored by established employers in manufacturing, food production, and distribution, while steady population growth and rising property values highlight the area's long-term stability.

For investors and business owners, New Oxford combines affordability with strong growth prospects. Competitive land and lease rates allow businesses to maximize return on investment, while the community's supportive environment, skilled workforce, and central location foster expansion and sustainability. Whether you're looking to launch, relocate, or grow, New Oxford delivers a balanced mix of opportunity and accessibility that positions businesses for lasting success.



ADAMS COUNTY DEMOGRAPHICS

					
POPULATION	HOUSEHOLDS	AVG HH INCOME	MEDIAN AGE	BUSINESSES	EMPLOYEES
50,730	21,818	\$66,864	32.0	2,538	52,337

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

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

LANDMARKCR.COM

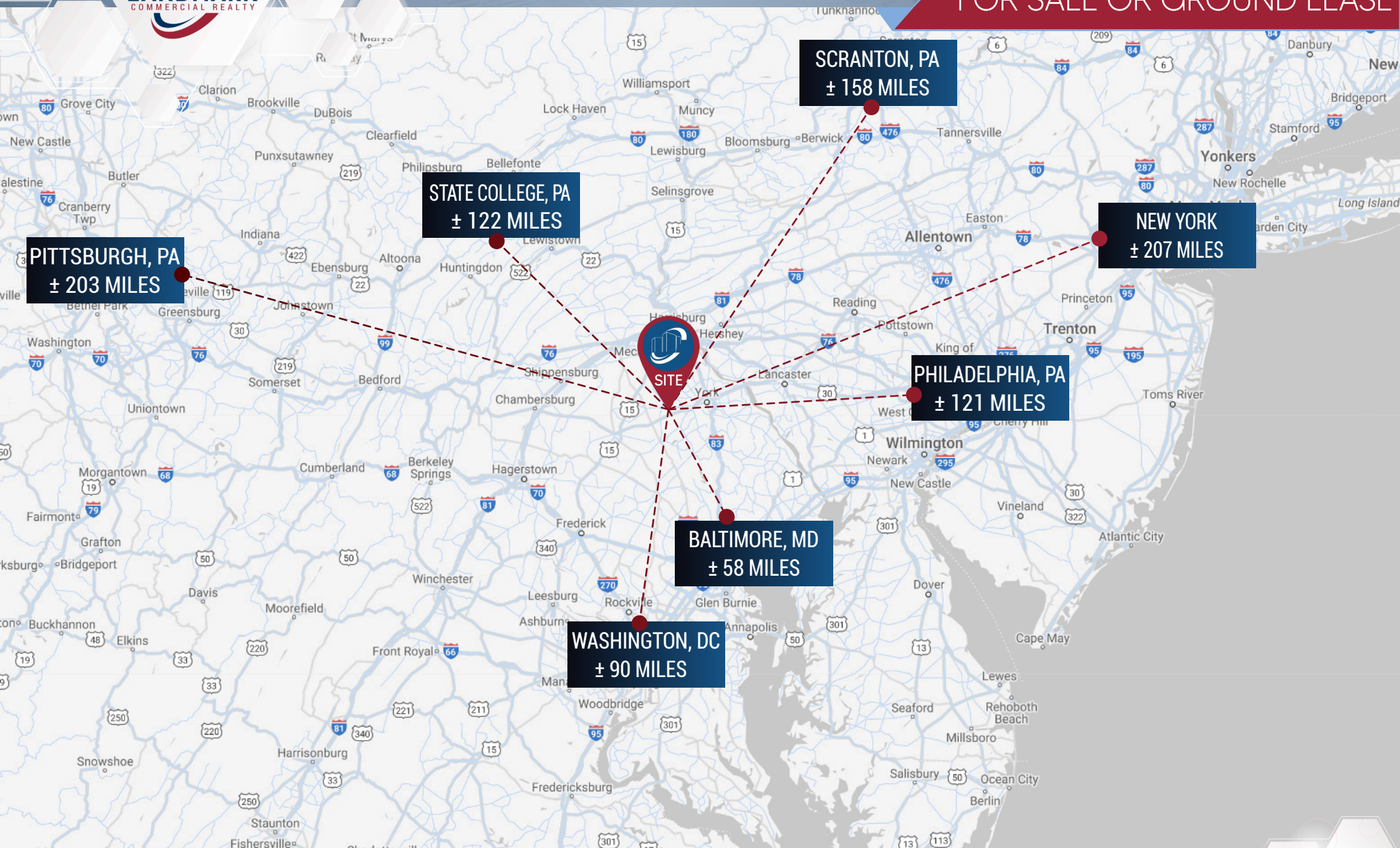




4,500 SF Commercial Building

6170 YORK ROAD · NEW OXFORD, PA 17350

COMMERCIAL REDEVELOPMENT
FOR SALE OR GROUND LEASE



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

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

7



4,500 SF Commercial Building

6170 YORK ROAD · NEW OXFORD, PA 17350

COMMERCIAL REDEVELOPMENT
FOR SALE OR GROUND LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

TREY BRAKEFIELD
ASSOCIATE

TBRAKEFIELD@LandmarkCR.com
C : 717.524.9852

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING

SEAN@LandmarkCR.com
C : 717.421.6031



LANDMARKCR.COM