



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



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.

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 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

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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

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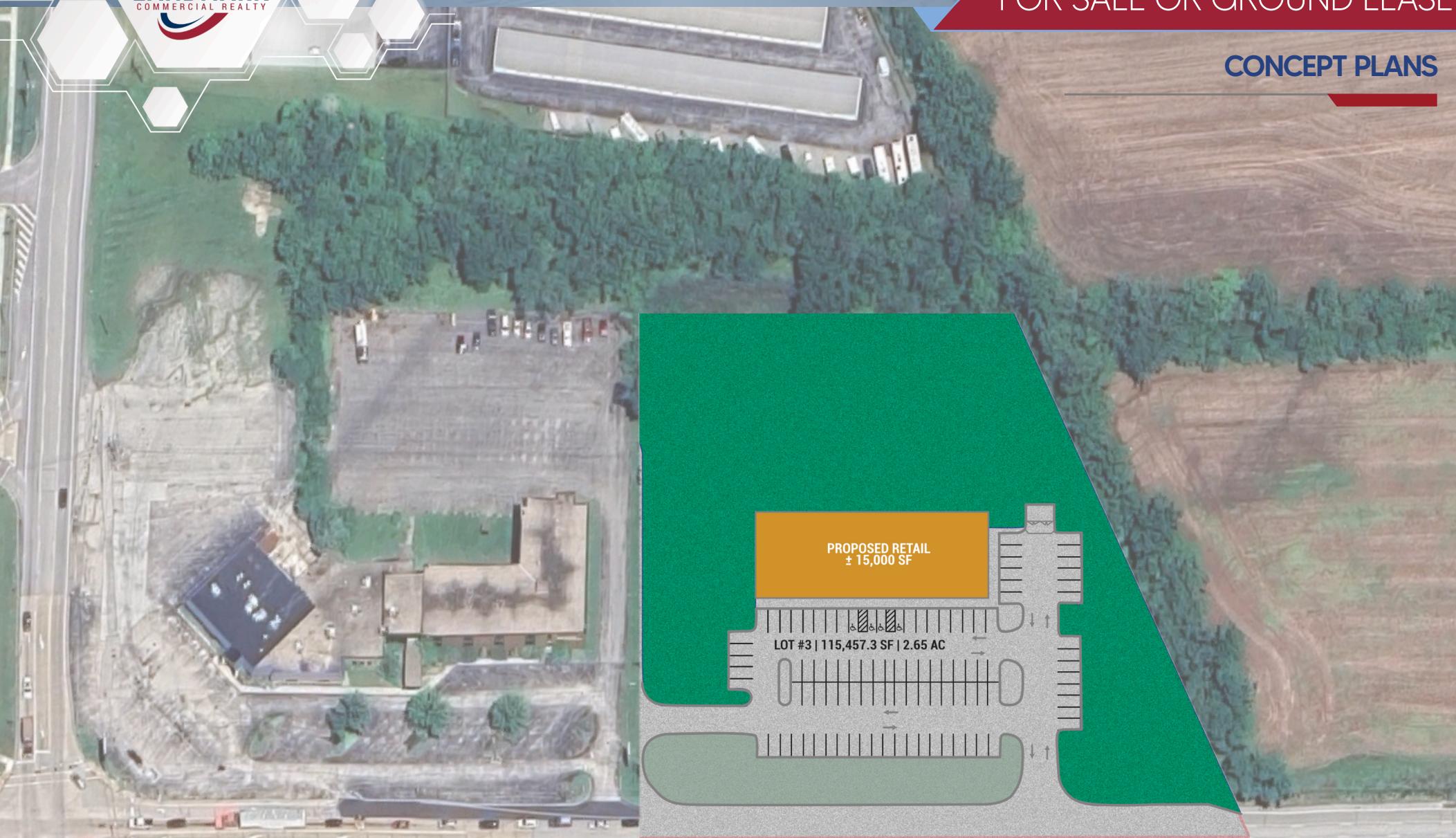


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CONCEPT PLANS



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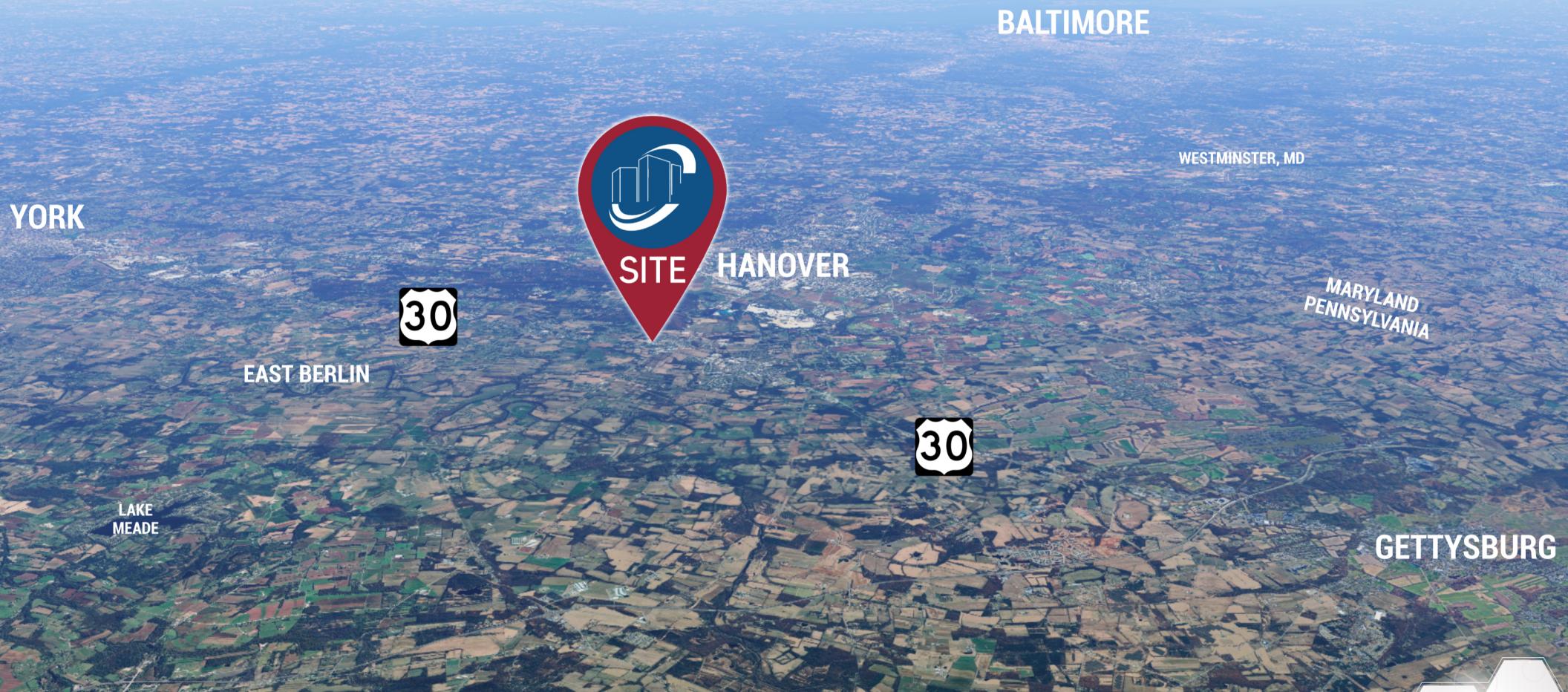


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AREA



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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

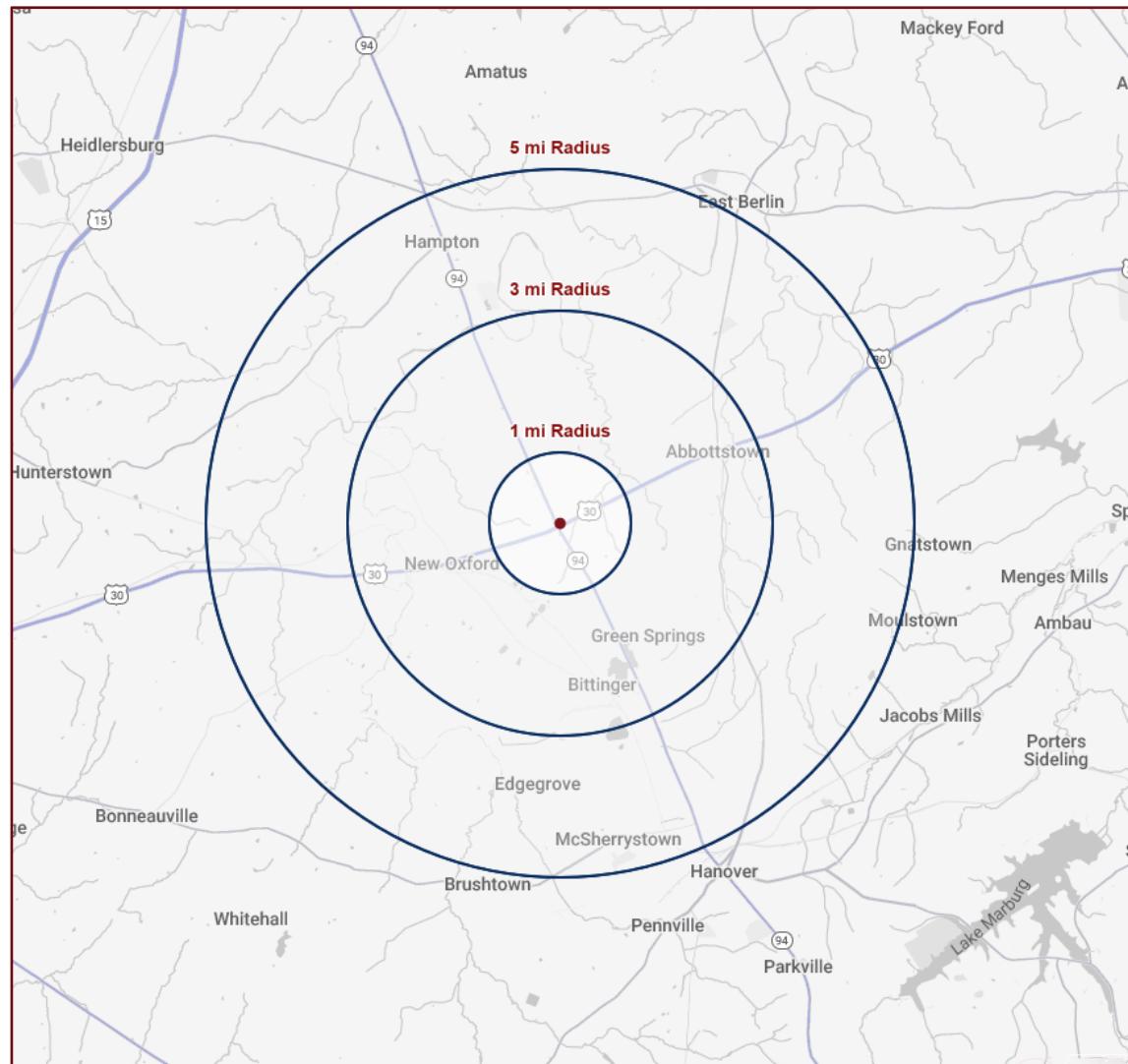
1 MILE	\$91,442
3 MILE	\$99,838
5 MILE	\$98,867

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





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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

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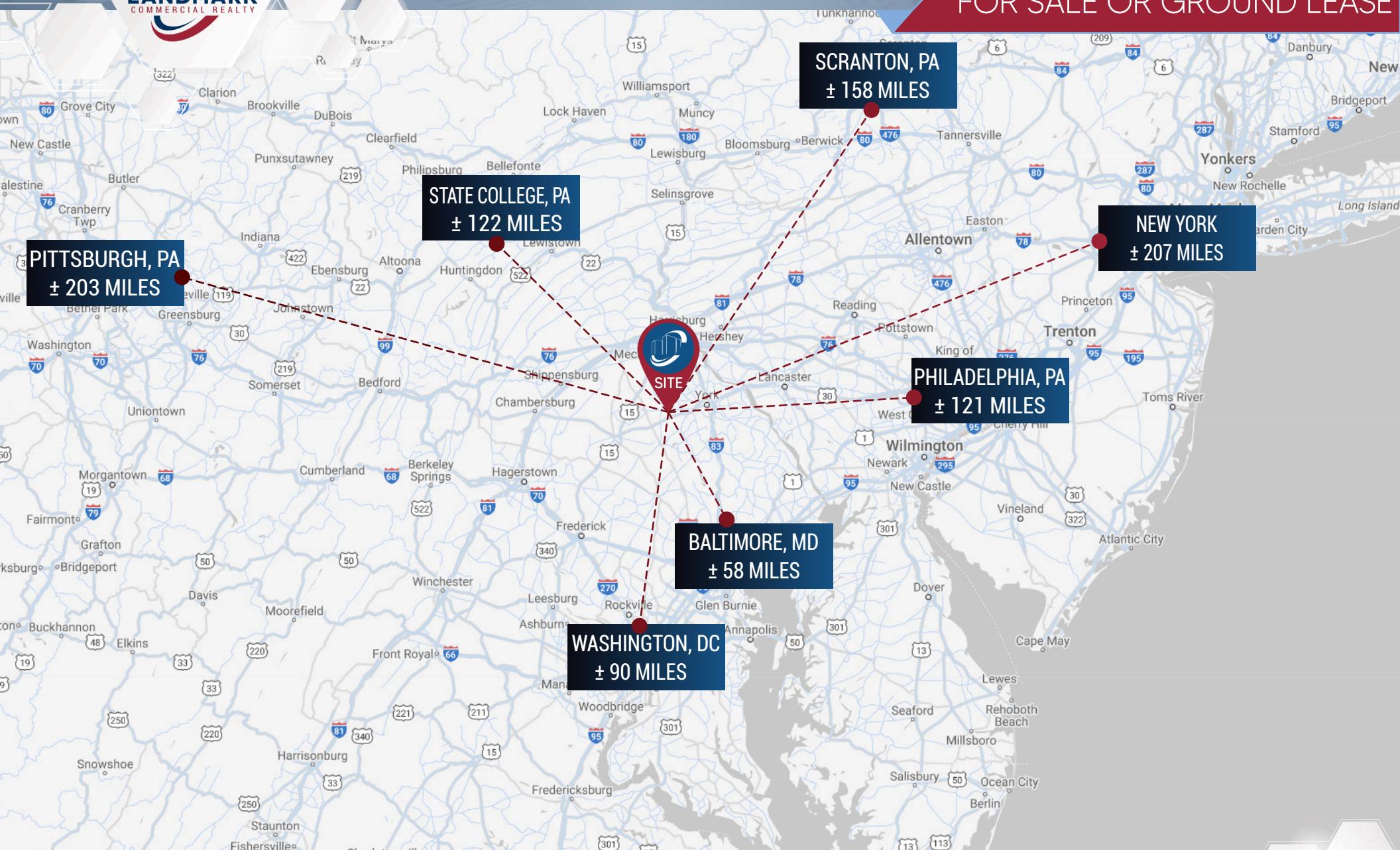
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