



Former Diner/Hotel

REDEVELOPMENT OPPORTUNITY FOR SALE OR LEASE

6110 & 6170 YORK ROAD, NEW OXFORD, PA

6110 & 6170 YORK ROAD · NEW OXFORD, PA 17350

FORMER DINER/HOTEL REDEVELOPMENT OPPORTUNITY

FOR SALE OR LEASE



OFFERING SUMMARY

Building Size	25,000 4,500
Sale Price	Subject to Offer
Lease Price	Contact Agent
Price per SF	TBD
Property Taxes	\$70,053.08 (6110 York Rd: \$56,763.40 6170 York Rd: \$13,289.68)
APN	17-K11-0009 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 the large acreage and 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.

PROPERTY OVERVIEW

Former Cross Keys Diner & Motor Inn presents a commercial development opportunity 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.

LANDMARK COMMERCIAL REALTY

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

P : 717.731.1990

TREY BRAKEFIELD
ASSOCIATE

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PROPERTY DETAILS

Number of Buildings	2
Building Size	25,000 4,500
Lot Size	11.22
Building Class	B
Tenancy	Vacant
Number of Floors	3
Restrooms	Yes
Parking	± 100 spaces
Year Built	1974

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	Yes
Security	Yes
Signage	Pylon

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LOCATION



6170 YORK RD, NEW OXFORD, PA
4,500 SF

6110 YORK RD, NEW OXFORD, PA
25,000 SF

DOLLAR GENERAL

Fireworks Now

SHEETZ



REAM ROOFING
Your Roof. Our Reputation



CROSS KEYS VILLAGE
The Berthum Home Community



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ADDITIONAL PHOTOS



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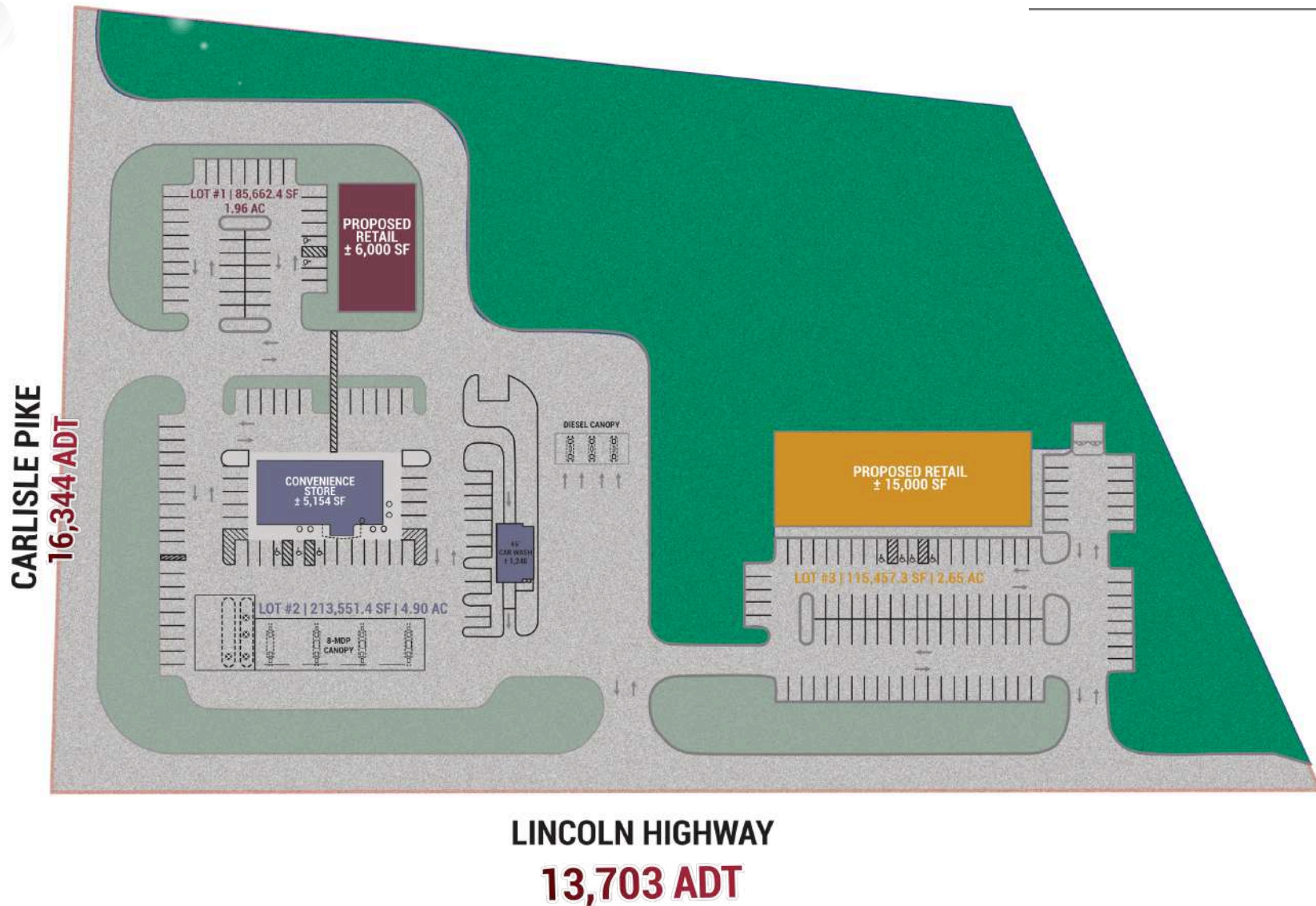
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CONCEPT SITE PLAN #1



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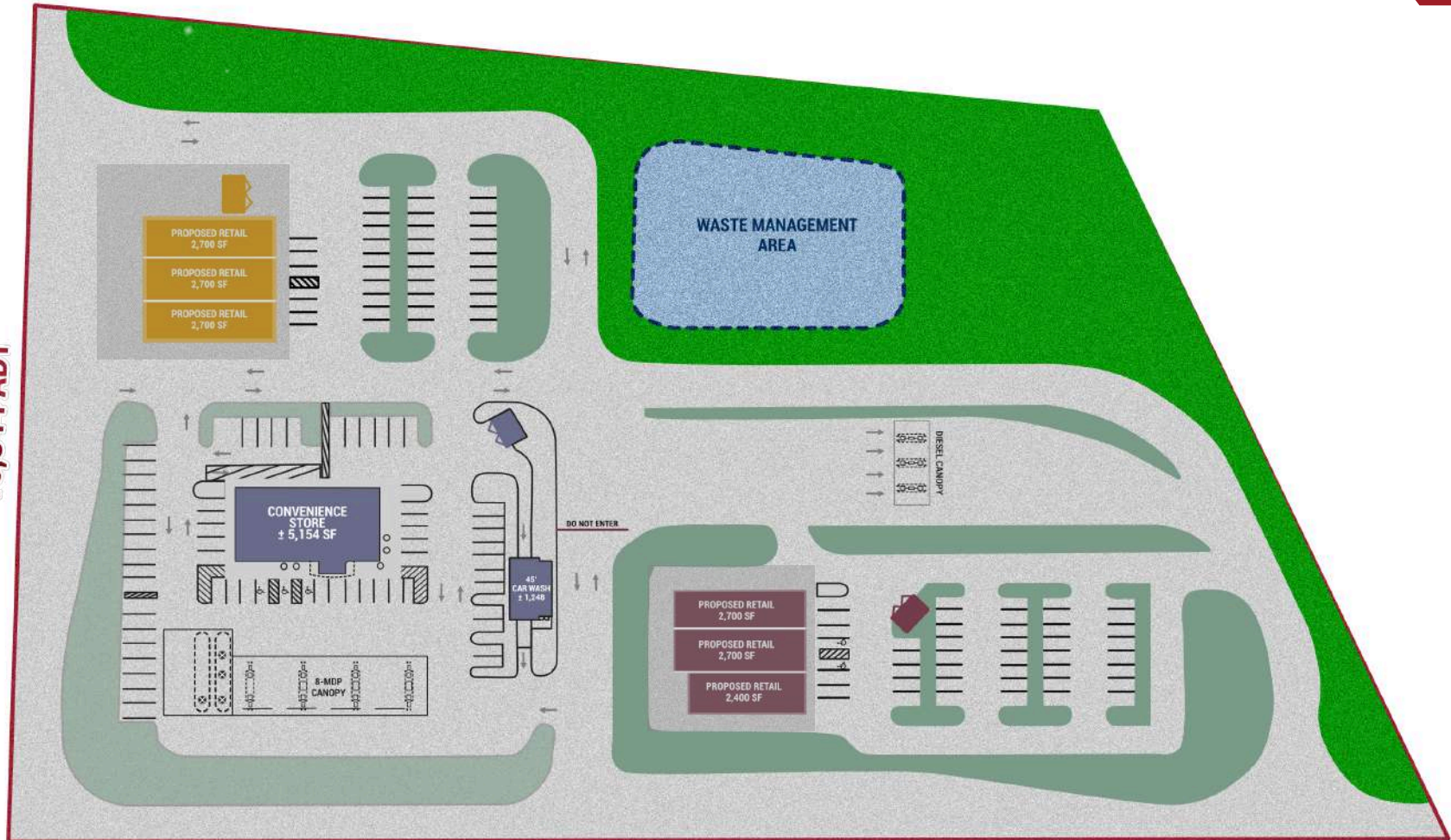
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CONCEPT SITE PLAN #2

CARLISLE PIKE
16,344 ADT



LINCOLN HIGHWAY
13,703 ADT

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TCN
WORLDWIDE
REAL ESTATE SERVICES

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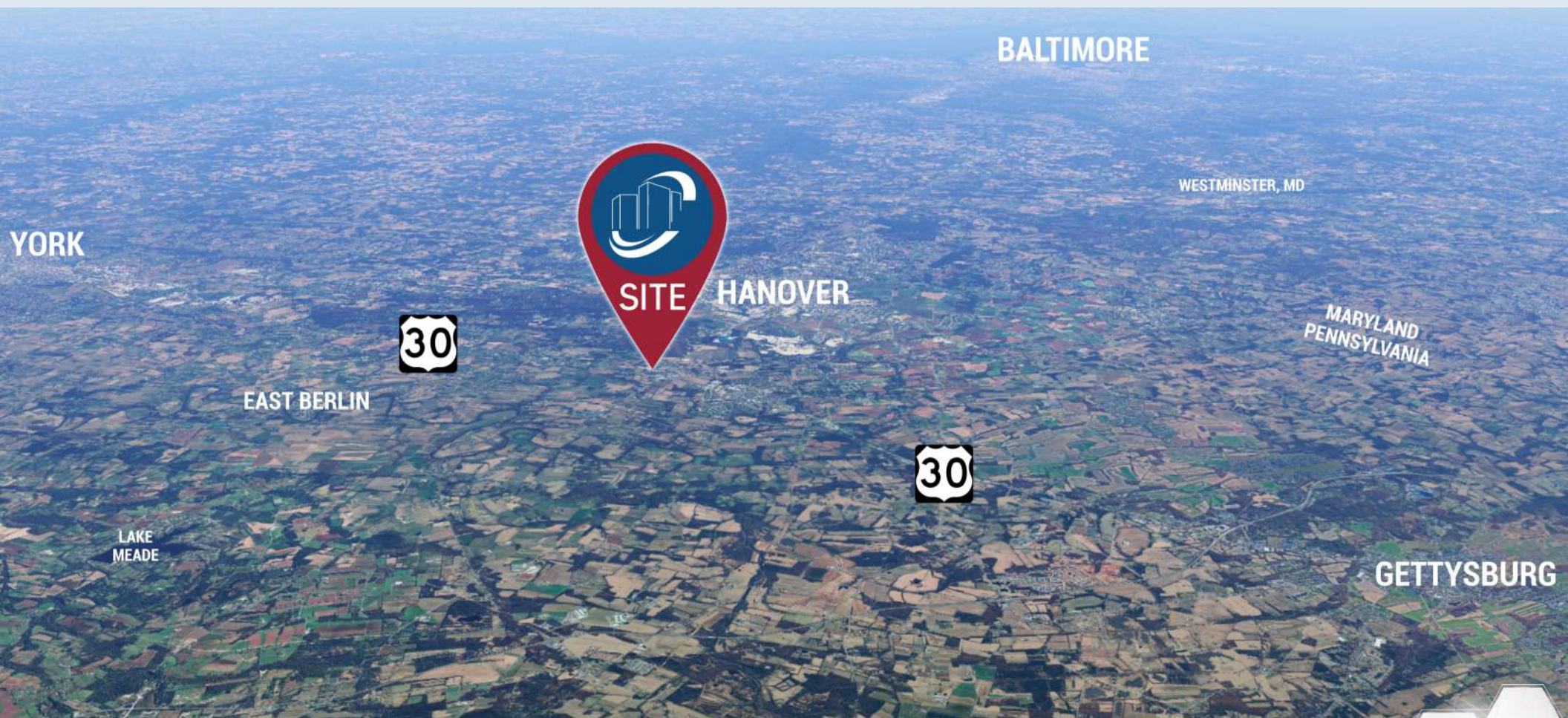


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AREA



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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

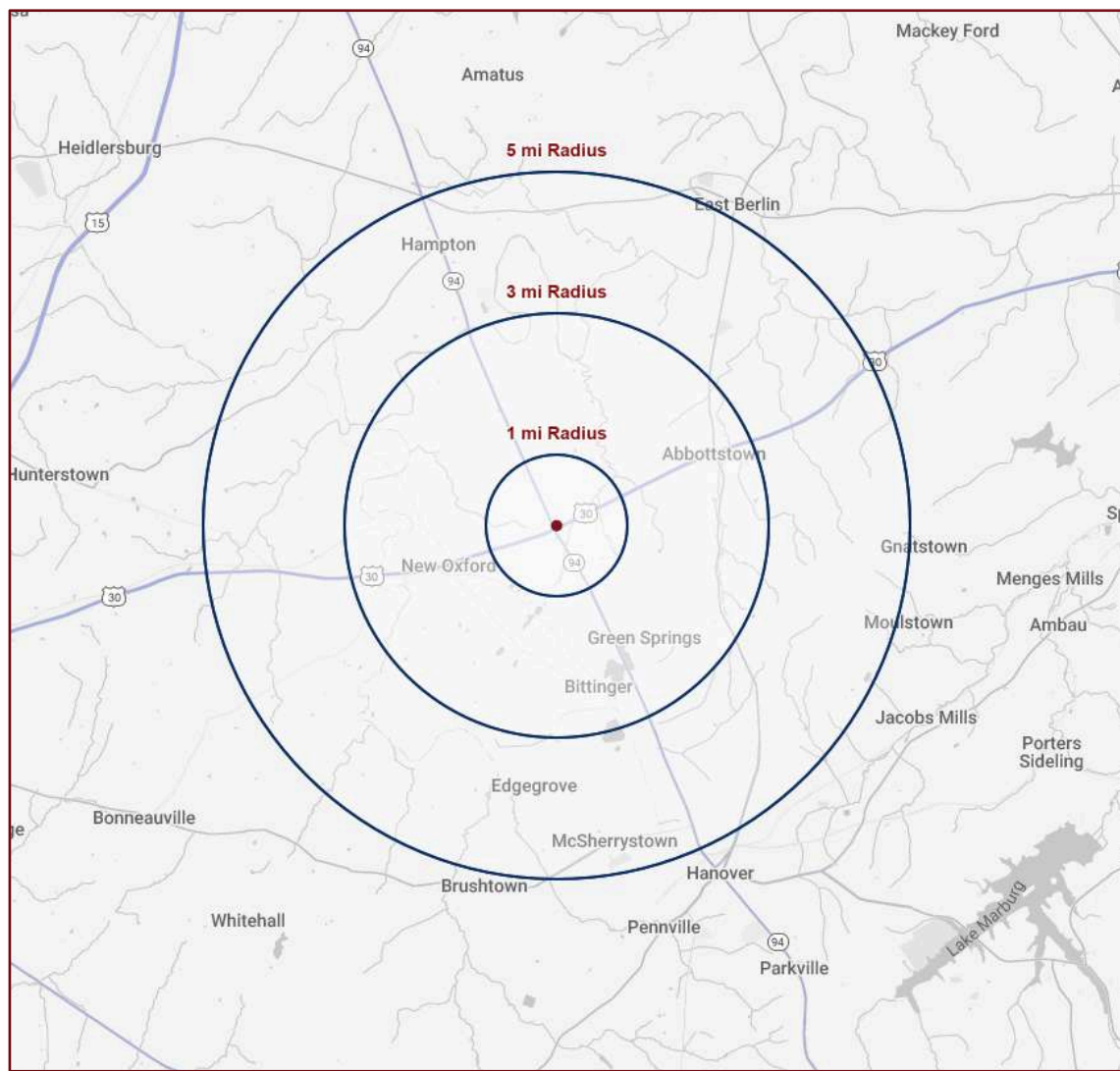
1 MILE	\$91,442
3 MILE	\$99,838
5 MILE	\$98,867

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.



New Oxford

PA

Designed by TownSignsUSA.com



ADAMS COUNTY DEMOGRAPHICS



POPULATION

50,730



HOUSEHOLDS

21,818



AVG HH INCOME

\$66,864



MEDIAN AGE

32.0



BUSINESSES

2,538



EMPLOYEES

52,337

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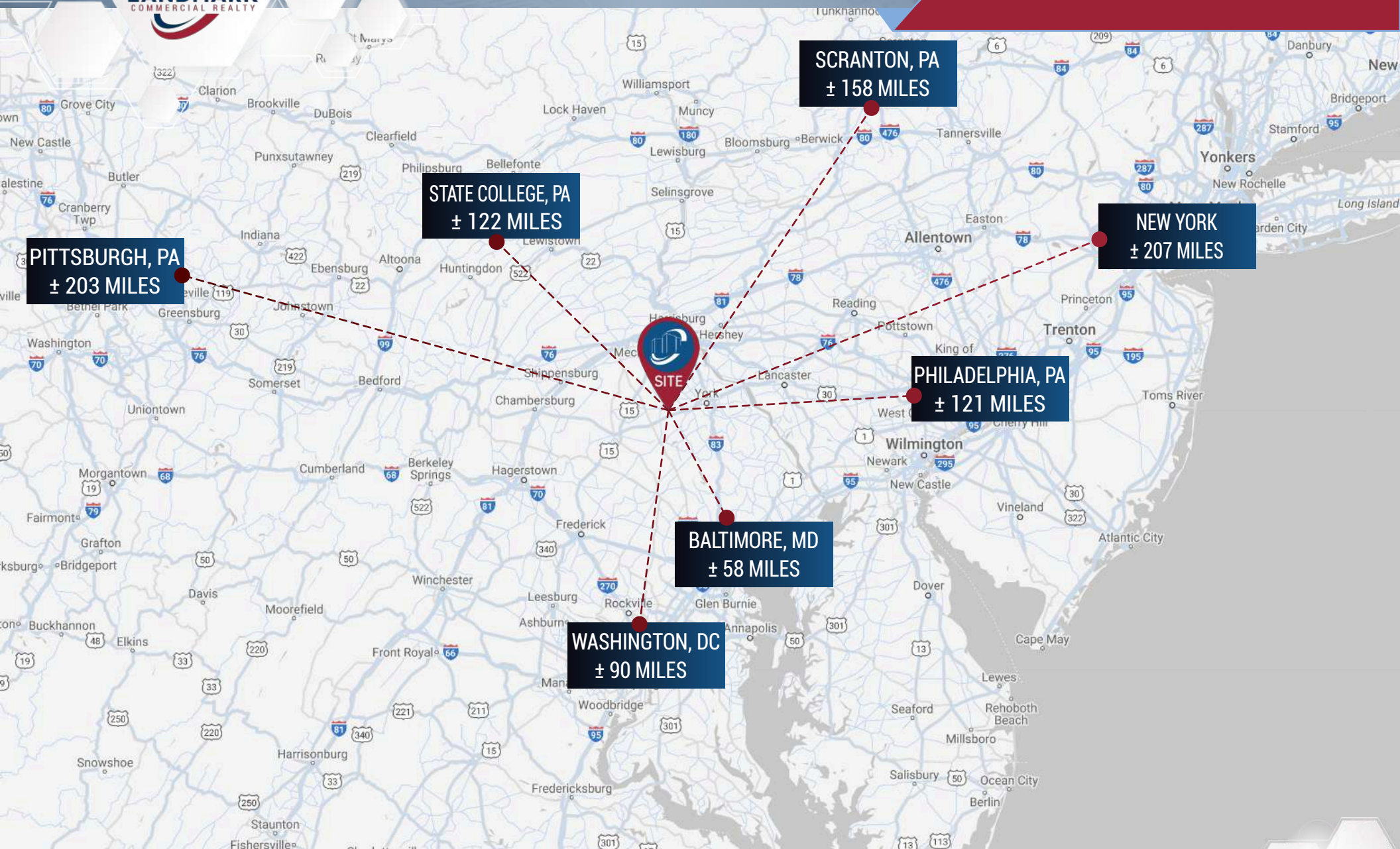


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

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