

FOR SALE

DOLLAR GENERAL SINGLE TENANT NNN INVESTMENT



**4664 York Road
New Oxford, PA 17350**

Daniel Berger, Jr., CCIM, SIOR



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

(717) 735-6000 (717) 735-6001 Fax

danjr@uscommercialrealty.net

www.uscommercialrealty.net

SALIENT INFORMATION

PROPERTY:	4664 York Road, New Oxford, PA 17350 Mount Pleasant Township, Adams County Located 8 miles east of Gettysburg, PA.
SALE PRICE:	\$1,675,000
BUILDING SIZE:	± 10,640 Square Feet
LOT SIZE:	± 2.12 Acres
LEASE INFO:	15 Year Lease - Commenced October, 2022, Expires October, 2037 Rent Increases - 10% Every Option Period Options - 2 (5-Year) and 1 (4-Year, 11 Months)
NET OPERATING INCOME:	\$113,156
CAP RATE:	6.75%
PARKING:	± 43 On-Site Spaces
ZONING:	C - Commercial
PARCEL ID:	32J11-0084E-000
TRAFFIC COUNT:	York Road (US Route 30) - 16,875 vehicles per day (October, 2024)
COMMENTS:	Newly constructed in 2022, with Corporate Guaranteed lease, this is an Absolute NNN investment, with no Landlord responsibilities. Direct highway access from US Route 30 (York Road) gives this location excellent visibility.



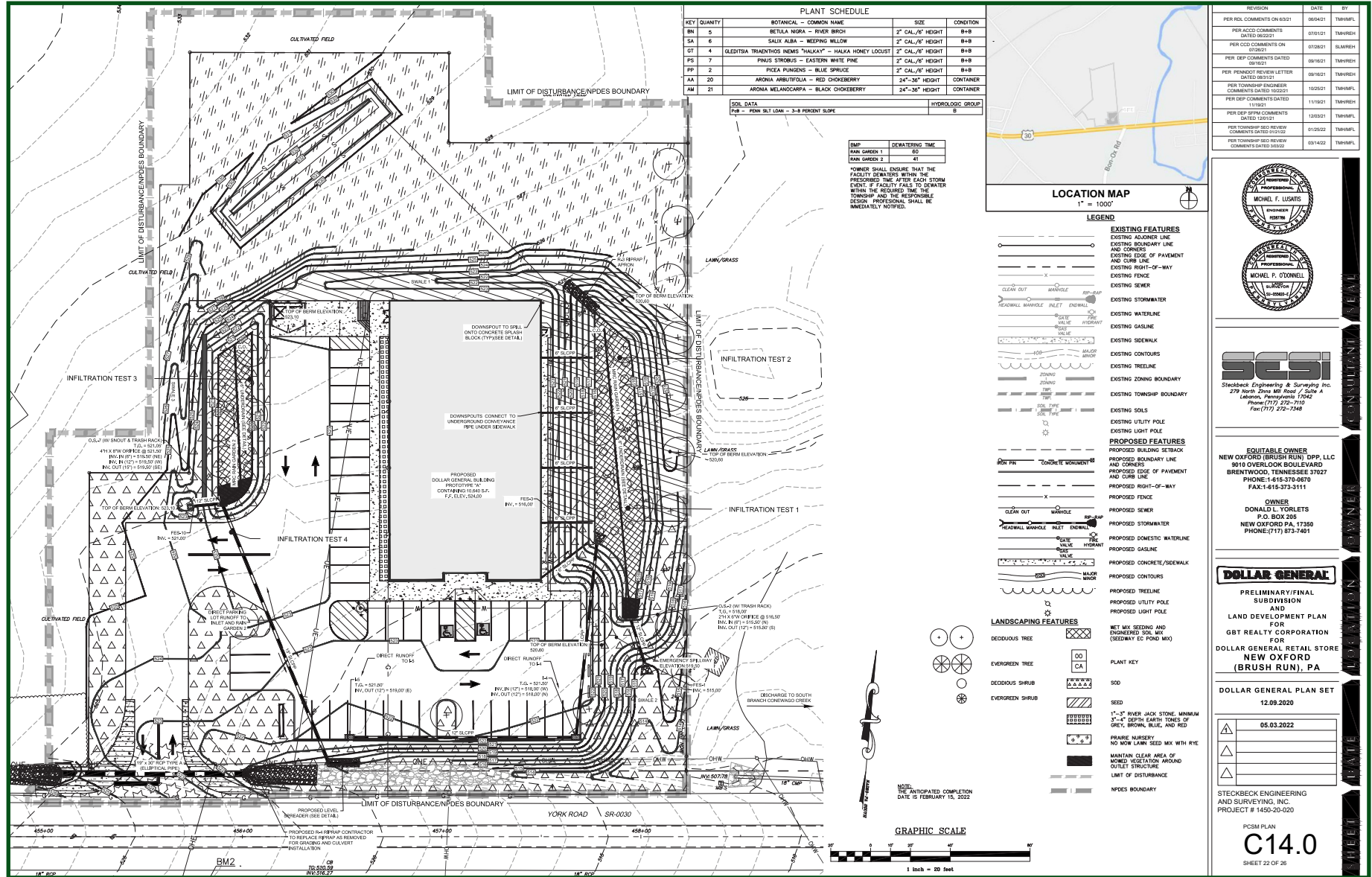
PHOTOGRAPHS



PHOTOGRAPHS



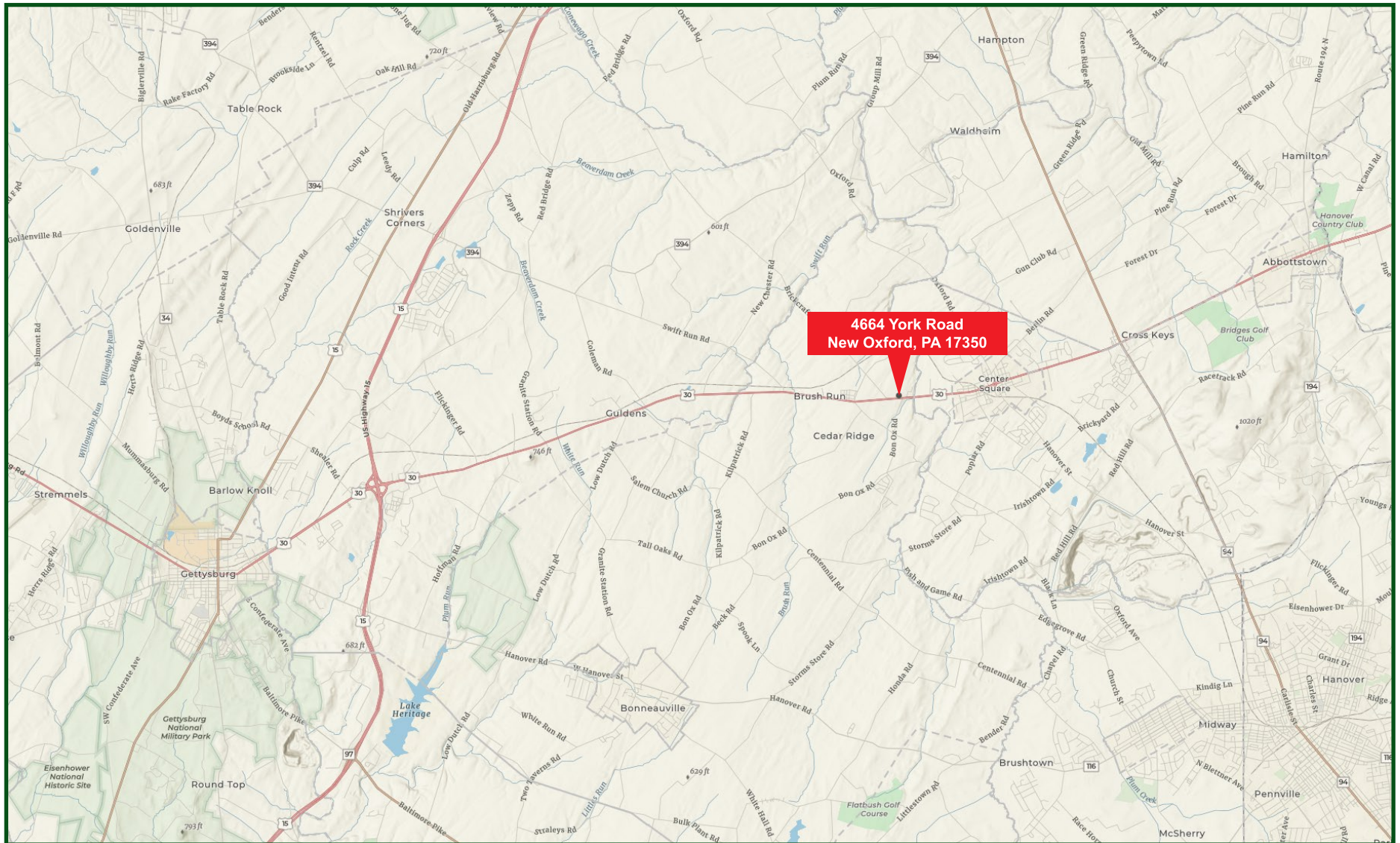
SUBDIVISION PLAN



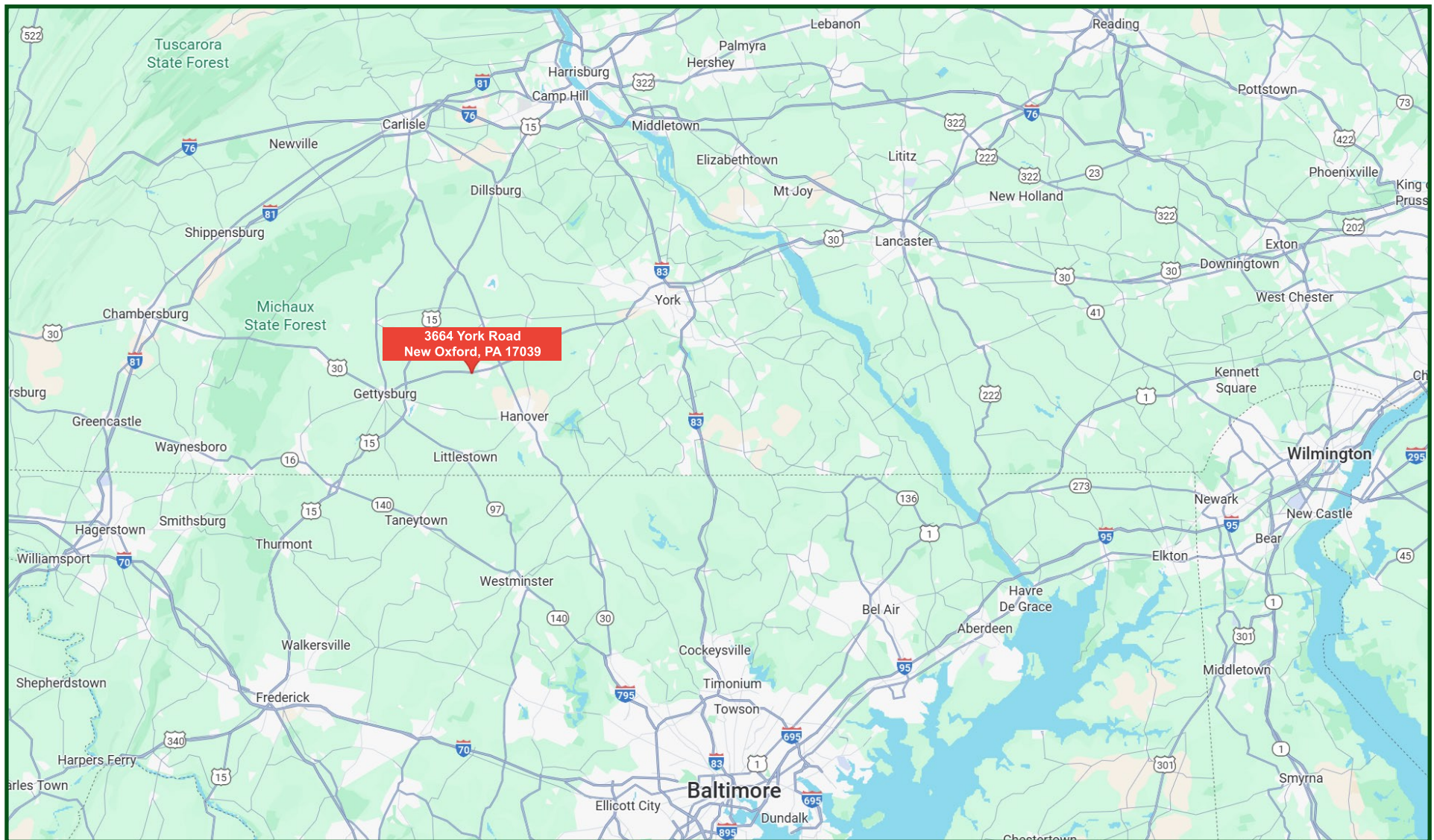
TAX MAP WITH RESIDENTIAL COMMUNITIES



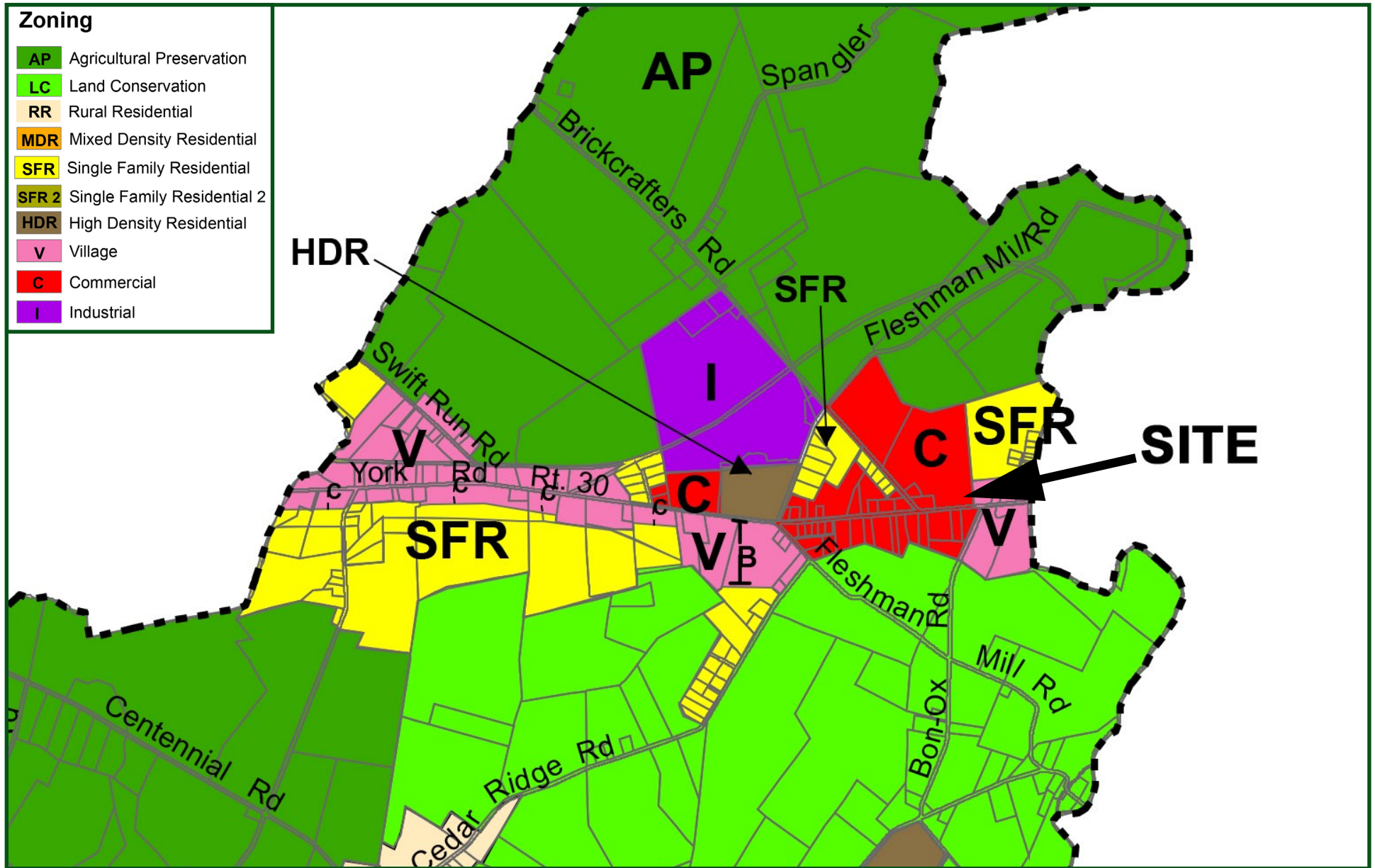
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Mount Pleasant Township)



ZONING ORDINANCE

Mount Pleasant Township Zoning Ordinance - As Adopted March 22, 2007

306.B.2 Allowed Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	V	C	I
a. RESIDENTIAL USES			
Single Family Detached Dwelling (Note - Manufactured/mobile homes shall meet the additional requirements of Section 402)	P	SE	N
Twin Dwelling (side-by-side)	P	N	N
Townhouse (Rowhouse) (S. 402)	N	N	N
Boarding House (includes Rooming House) (S. 402)	N	SE	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	P	P
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units (See also "Unit for Care of Relative" under Accessory Uses)	SE	SE	N
b. COMMERCIAL USES			
Adult Use (S. 402)	N	N	SE
After Hours Club (Note - This use is effectively prohibited by State Act 219 of 1990)	N	N	N
Airport (S. 402) (see also "Heliport")	N	N	C
Amusement Arcade	N	P	N
Amusement Park or Water Park	N	P	N
Animal Cemetery (S. 402)	N	P	P
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	N	P	P
Auto Repair Garage (S. 402)	C	SE	N
Auto Service Station (S. 402)	N	SE	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 402)	N	P	N
Bakery, Retail	P	P	P
Bed and Breakfast Inn (S. 402)	P	P	P
Betting Use, in compliance with State law	N	N	C
Beverage Distributor (wholesale and/or retail)	SE	P	P
Bus Maintenance or Storage Yard	N	P	P
Camp (S. 402), other than Recreational Vehicle Campground	N	P	P
Campground, Recreational Vehicle (S. 402), which may include an accessory camp store that is primarily for use by campers	N	P	P
Car Wash (S. 402)	N	P	N
Catering, Custom, for Off-Site Consumption	P	P	P

- P = Permitted by use right (zoning decision by Zoning Officer)
 SE = Special exception use (zoning decision by Zoning Hearing Board)
 C = Conditional use (zoning decision by Board of Supervisors)
 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

ZONING ORDINANCE

Mount Pleasant Township Zoning Ordinance - As Adopted March 22, 2007

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	V	C	I
b. COMMERCIAL USES (Cont.)			
Communications Tower/Antennae, Commercial (S. 402)			
– Meeting Section 402.A.15.a. pertaining to antenna placed on certain existing structures	P	P	P
– Antennae/tower that does not meet Section 402.A.15.a. (such as freestanding towers)	N	SE	SE
Note - Section 402.A.15 also allows towers serving emergency services stations			
Conference Center	P	P	P
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 803.	SE*	P	P
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P
Custom Printing, Copying, Faxing, Mailing or Courier Service	P	P	P
Exercise Club	P	P	P
Financial Institution (S. 402; includes banks), with any "Drive-through" facilities meeting Section 403	P	P	P
Flea Market/ Auction House	P	P	P
Funeral Home (S. 402)	P	P	P
Garden Center, Retail (see also "Wholesale Greenhouses")	P	P	P
Gas Station - See Auto Service Station			
Golf Course (S. 402), with a minimum lot area of 25 acres	P	P	P
Heliport (S. 402)	N	N	SE
Horse-Riding Academy - See Stable under Miscellaneous Uses			
Hotel or Motel (S. 402)	P	P	P
Kennel (S. 402)	N	SE	SE
Laundromat	P	P	P
Laundry, Commercial or Industrial	N	P	P
Lumber Yard	N	P	P
Motor Vehicle Racetrack (S. 402)	N	N	C
Nightclub (S. 402)	N	C	C
Office (May include medical labs, see also Home Occupations)	P	P	P
Pawn Shop	N	P	N
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, drycleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	P	P	P

* A maximum of 20 percent of the lot may be covered with outdoor storage.

P = Permitted by use right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

C = Conditional use (zoning decision by Board of Supervisors)

N = Not permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

ZONING ORDINANCE

Mount Pleasant Township Zoning Ordinance - As Adopted March 22, 2007

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	V	C	I
b. COMMERCIAL USES (Cont.)			
Picnic Grove, Private (S. 402)	SE	P	P
Plant Nursery (other than a Retail Garden Center)	P	P	P
Propane Retail Distributor, with a maximum storage capacity of 100,000 cubic feet and a 150 feet minimum setback between any storage or dispensing facilities and any residential district, and with fire company review.	N	C	C
Recording Studio, Music	P	P	P
Recreation, Commercial Indoor (S. 402) (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this Section 306	SE	P	P
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in this Section 306	N	P	P
Repair Service, Household Appliance	P	P	P
Restaurant or Banquet Hall (S. 402)			
– with drive-through service (S. 403)	N	P	P
– without drive-through service	P	P	P
Retail Store (not including uses listed individually in this Section 306) or Shopping Center	P	P	P
-- Any drive-through service shall meet the requirements of Section 403 for Drive-through service and shall only be allowed in the C District.			
Self-Storage Development	N	P	P
Target Range, Firearms			
– Limited to use by residents or owners of a lot	N	P	P
– Completely indoor and enclosed	N	P	P
– Other than above (S. 402)	N	N	SE
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	P	N
Tavern which may include a State-licensed micro-brewery (not including an After Hours Club or Nightclub)	N	SE	SE
Theater, Indoor Movie, other than an Adult Use	N	P	P
Trade/ Hobby School	N	P	P
Veterinarian Office (S. 402)	N	P	P
Wholesale Sales - see under Industrial Uses			

- P = Permitted by use right (zoning decision by Zoning Officer)
 SE = Special exception use (zoning decision by Zoning Hearing Board)
 C = Conditional use (zoning decision by Board of Supervisors)
 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

DEMOGRAPHICS

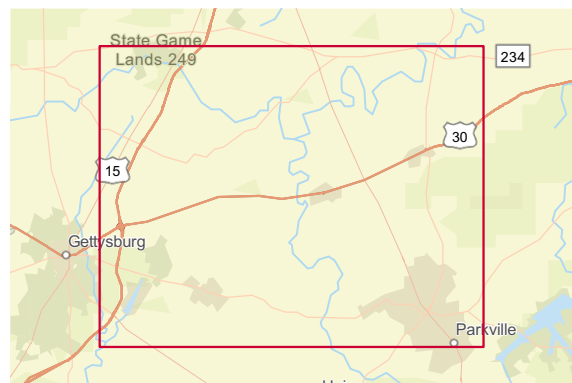
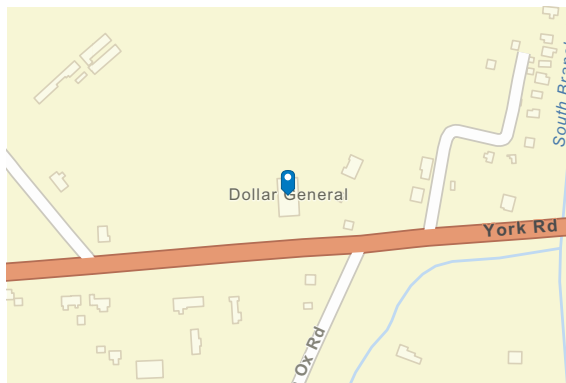
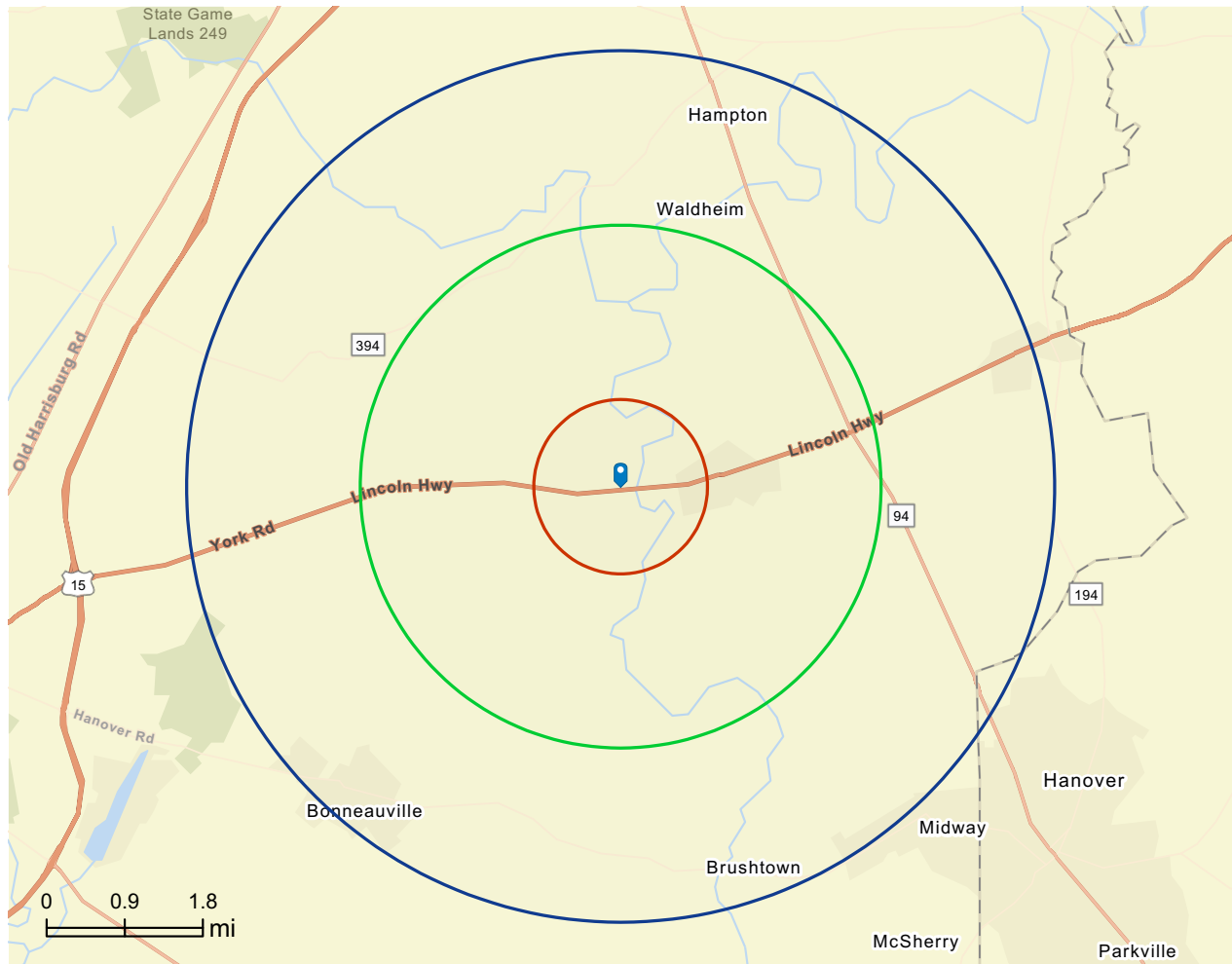
Site Map

4664 York Rd, New Oxford, Pennsylvania, 17350

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 39.86194
Longitude: -77.07753



© 2026 Esri

Executive Summary

4664 York Rd, New Oxford, Pennsylvania, 17350

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	1,872	10,380	23,862
2020 Population	1,918	10,905	25,247
2025 Population	1,889	10,993	25,819
2030 Population	1,890	11,087	26,209
2010-2020 Annual Rate	0.24%	0.49%	0.57%
2020-2025 Annual Rate	-0.29%	0.15%	0.43%
2025-2030 Annual Rate	0.01%	0.17%	0.30%

Age			
2025 Median Age	40.2	45.3	43.6
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	82.4%	86.1%	87.5%
Black Alone	1.3%	1.2%	1.6%
American Indian Alone	0.6%	0.4%	0.3%
Asian Alone	0.6%	0.8%	0.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	7.3%	5.6%	4.2%
Two or More Races	7.7%	6.0%	5.5%
Hispanic Origin	15.9%	12.1%	9.0%
Diversity Index	49.5	41.1	35.5

Households			
2010 Total Households	702	3,885	8,800
2020 Total Households	753	4,331	9,685
2025 Total Households	760	4,419	10,032
2030 Total Households	770	4,507	10,304
2010-2020 Annual Rate	0.70%	1.09%	0.96%
2020-2025 Annual Rate	0.18%	0.38%	0.67%
2025-2030 Annual Rate	0.26%	0.40%	0.54%
2025 Average Household Size	2.48	2.45	2.54
Wealth Index	100	89	86

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

DEMOGRAPHICS

Executive Summary | 4664 York Rd, New Oxford, Pennsylvania, 17350 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for M		25.1%	23.2%
Median Household Income			
2025 Median Household Income	\$79,012	\$75,124	\$77,175
2030 Median Household Income	\$90,152	\$81,929	\$84,928
2025-2030 Annual Rate	2.67%	1.75%	1.93%
Average Household Income			
2025 Average Household Income	\$103,690	\$96,238	\$96,163
2030 Average Household Income	\$116,658	\$106,239	\$106,144
Per Capita Income			
2025 Per Capita Income	\$40,151	\$38,677	\$37,999
2030 Per Capita Income	\$45,779	\$43,170	\$42,432
2025-2030 Annual Rate	2.66%	2.22%	2.23%
Income Equality			
2025 Gini Index	42.8	40.8	39.1
Socioeconomic Status			
2025 Socioeconomic Status Index	51.4	52.5	53.4
Housing Unit Summary			
Housing Affordability Index	92	89	96
2010 Total Housing Units	746	4,104	9,286
2010 Owner Occupied Hus (%)	76.9%	73.6%	77.0%
2010 Renter Occupied Hus (%)	23.1%	26.4%	23.0%
2010 Vacant Housing Units (%)	5.9%	5.3%	5.2%
2020 Housing Units	803	4,527	10,134
2020 Owner Occupied HUs (%)	73.4%	70.4%	75.4%
2020 Renter Occupied HUs (%)	26.6%	29.6%	24.6%
Vacant Housing Units	4.9%	4.5%	4.4%
2025 Housing Units	809	4,631	10,513
Owner Occupied Housing Units	74.7%	72.2%	77.2%
Renter Occupied Housing Units	25.3%	27.8%	22.8%
Vacant Housing Units	6.1%	4.6%	4.6%
2030 Total Housing Units	818	4,717	10,785
2030 Owner Occupied Housing Units	582	3,302	8,067
2030 Renter Occupied Housing Units	187	1,204	2,236
2030 Vacant Housing Units	48	210	481

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri