

REEDVILLE BUSINESS PARK

115 Reedville Rd Oxford, PA 19363

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

BEILER-CAMPBELL
COMMERCIAL DIVISION

REEDVILLE BUSINESS PARK

115 REEDVILLE RD, OXFORD, PA 19363



PROPERTY DESCRIPTION

Reedville Business Park is home to the Route 1 Corridor's newest flex buildings, combining office, warehouse, and loading bays. Just 1.5 miles from the US-1 highway interchange and 16.5 miles to I-95 in Elkton, MD in the Philadelphia MSA Market. Units are vanilla shell with the ability to customize to your needs.

PROPERTY HIGHLIGHTS

- Minimum Lease Length: 5 Years with renewal option
- Escalation Clause - 3%/yr
- Minimum Leasable SF: 4,140 sf
- Maximum Leasable SF: 8,280 sf
- Zoning: C2 Lower Oxford Township

OFFERING SUMMARY

Lease Rate:	$15 SF/yr (NNN)
Number of Units:	2
Available SF:	4,020 - 8,040 SF
Lot Size:	446,284 SF
Building Size:	8,280 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	311	4,477	9,945
Total Population	1,080	15,039	30,766
Average HH Income	$133,716	$117,880	$136,540

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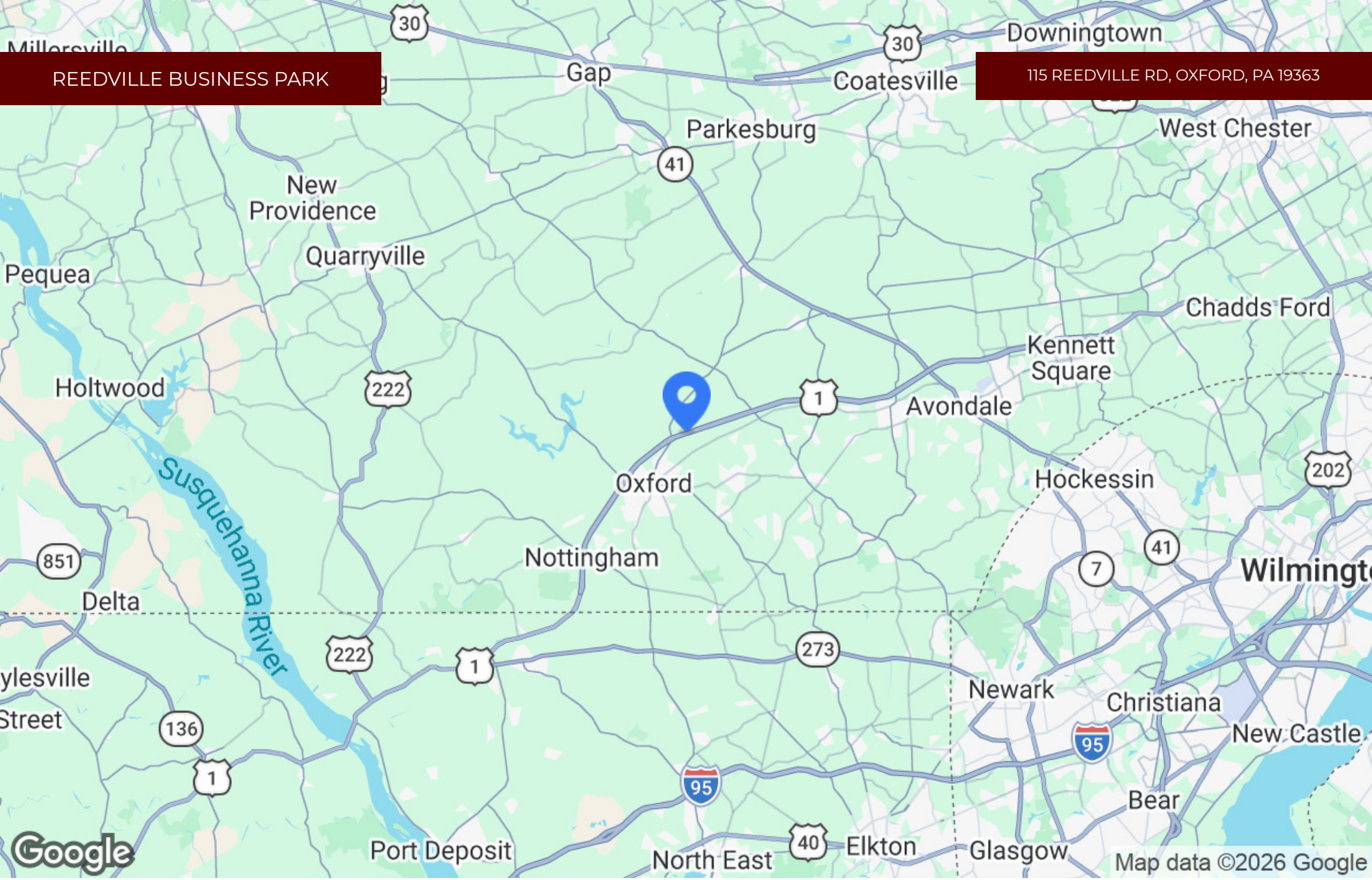

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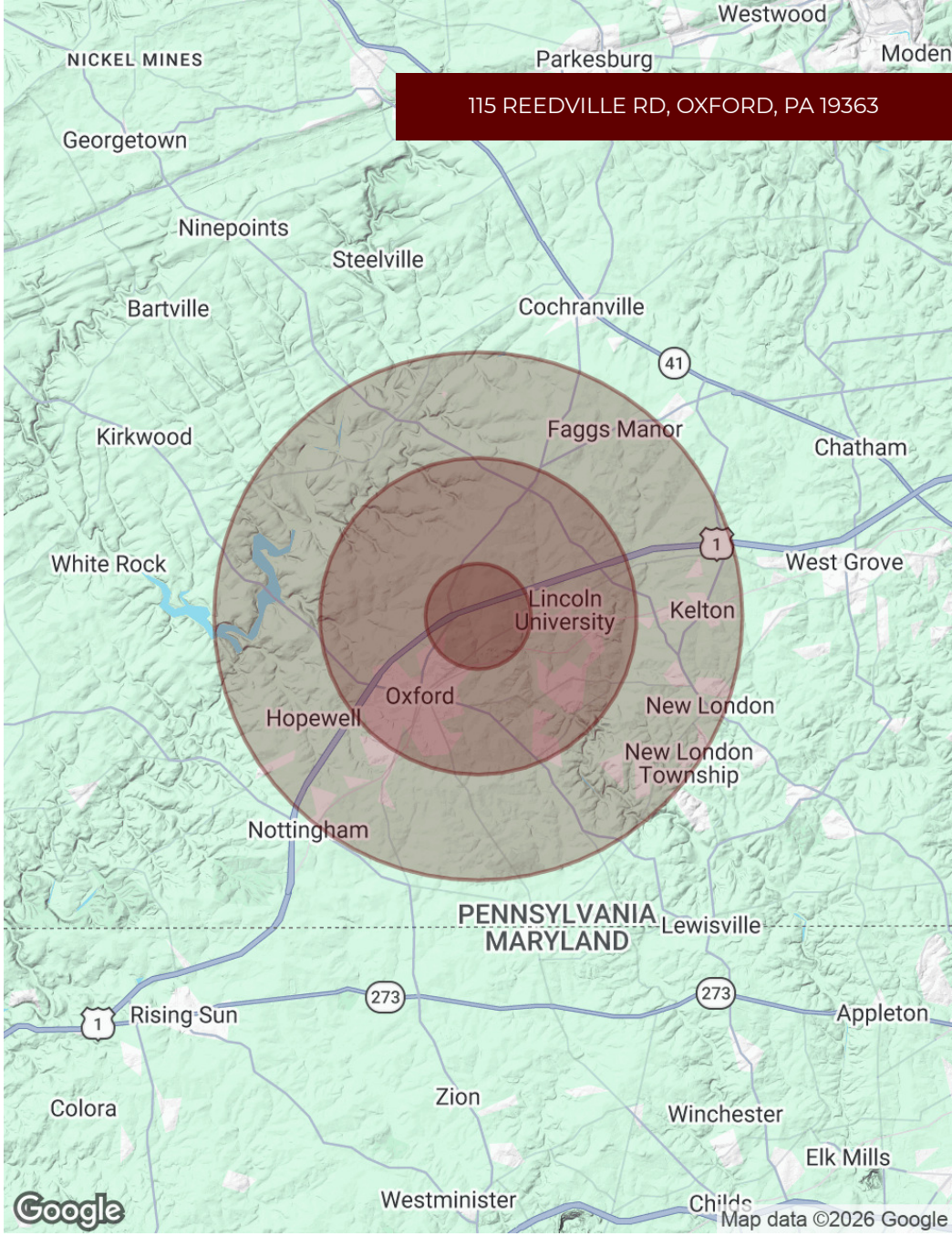
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,080	15,039	30,766
Average Age	35.9	36.5	39.9
Average Age (Male)	34.6	33.2	37.2
Average Age (Female)	39.9	39.2	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	311	4,477	9,945
# of Persons per HH	3.5	3.4	3.1
Average HH Income	$133,716	$117,880	$136,540
Average House Value	$371,057	$360,962	$389,667



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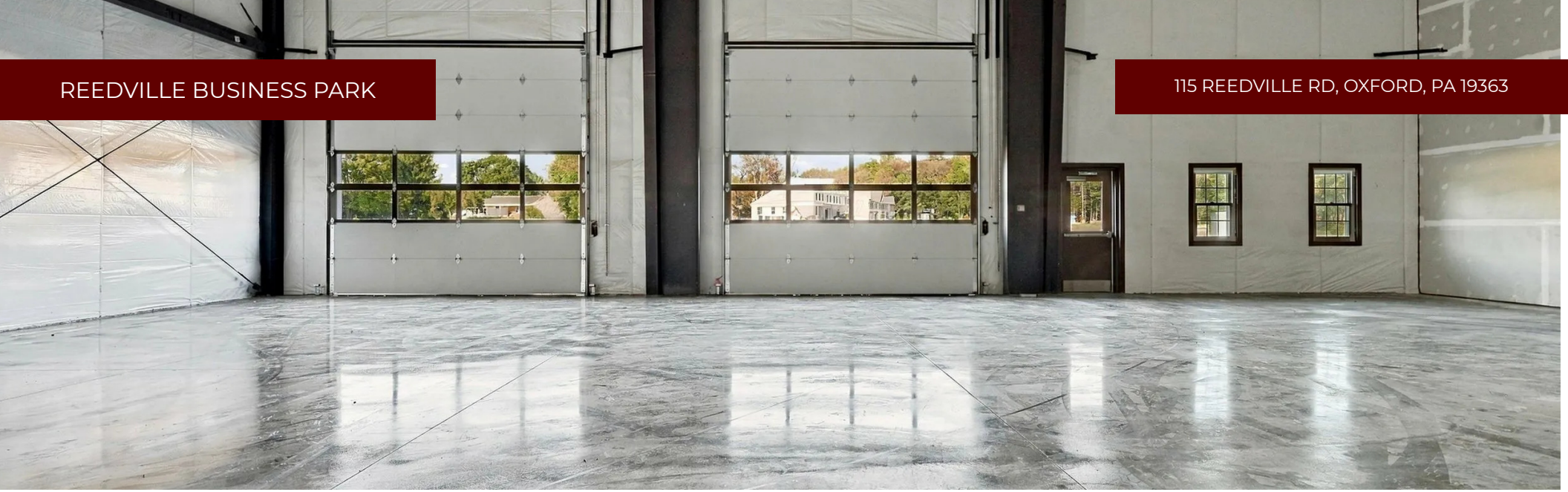

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	4,020 - 8,040 SF	Lease Rate:	$15 SF/yr

AVAILABLE / UNAVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Reedville Business Park, 115 Reedville Rd, Oxford, PA 19363	Available	4,020 - 8,040 SF	NNN	$15.00 SF/yr	Multiple industrial spaces available - fit-out to suit. Building is 8040 sf, divisible to 4020 sf. Building features 4 14' overhead doors, 2 8' overhead doors, and 5 employee doors. New construction. 3 offices, 1 conference room, and work area space in addition to 2 separate warehouse spaces. 4 restrooms.

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