

HERITAGE BUILDING STE 202

24 S 3rd St STE 202 Oxford, PA 19363

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

BEILER-CAMPBELL
COMMERCIAL DIVISION



PROPERTY DESCRIPTION

Discover a unique opportunity to establish your business in one of Oxford's most iconic landmarks. Located at the prominent intersection of 3rd Street and Locust, the Heritage Building offers exceptional visibility and a prestigious address in the heart of downtown. With its timeless architecture and deep roots in the community, the Heritage Building blends historical charm with modern functionality. This well-established professional hub is currently home to respected tenants including banks, attorneys, and accountants—creating a collaborative and professional environment. The building also features on-site parking for customers and is conveniently located just 150 feet from the public parking garage, ensuring easy access for both clients and staff. This +/- 3,379 sf Professional Office Suite features a corner Executive Office, 3 Private Offices, 6 Workstations, 1 Open BullPen/Copy Area, 1 Workroom, 1 Filing Room, 2 Conference Rooms and a Storage Closet. Each suite can be customized and updated to reflect your brand and operational requirements. With your business name prominently displayed near one of Oxford's busiest corners, you'll benefit from both foot traffic and long-standing community recognition. Whether you're launching a new venture or expanding your footprint, the Heritage Building offers the ideal space to grow and thrive.

OFFERING SUMMARY

Lease Rate:	$15 SF/yr (NNN)
Number of Units:	8
Available SF:	3,379 SF
Lot Size:	0.05 Acres
Building Size:	17,466 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	9,143	29,523	92,747
Total Population	29,078	86,815	268,654
Average HH Income	$129,259	$136,689	$130,133

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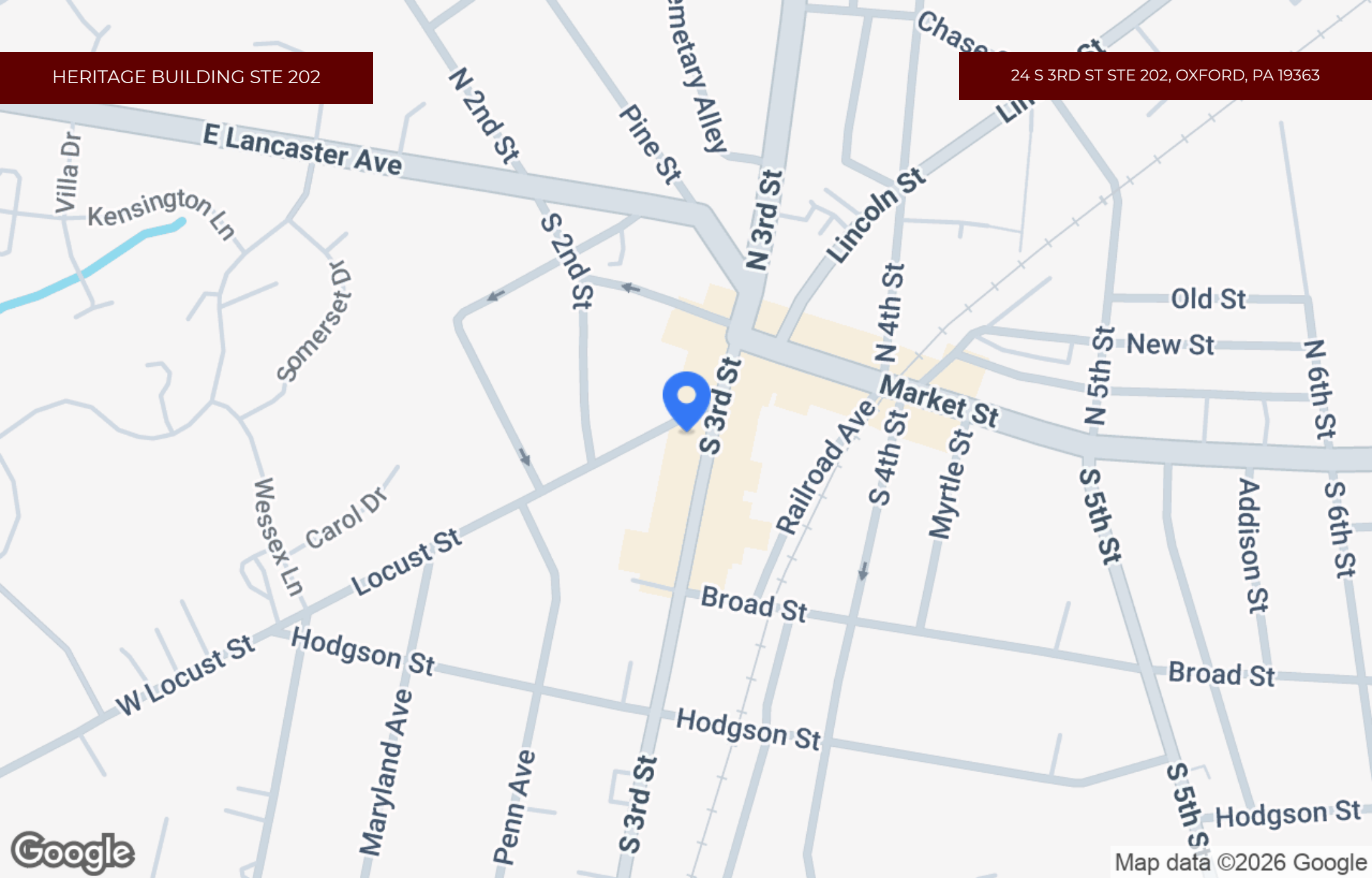

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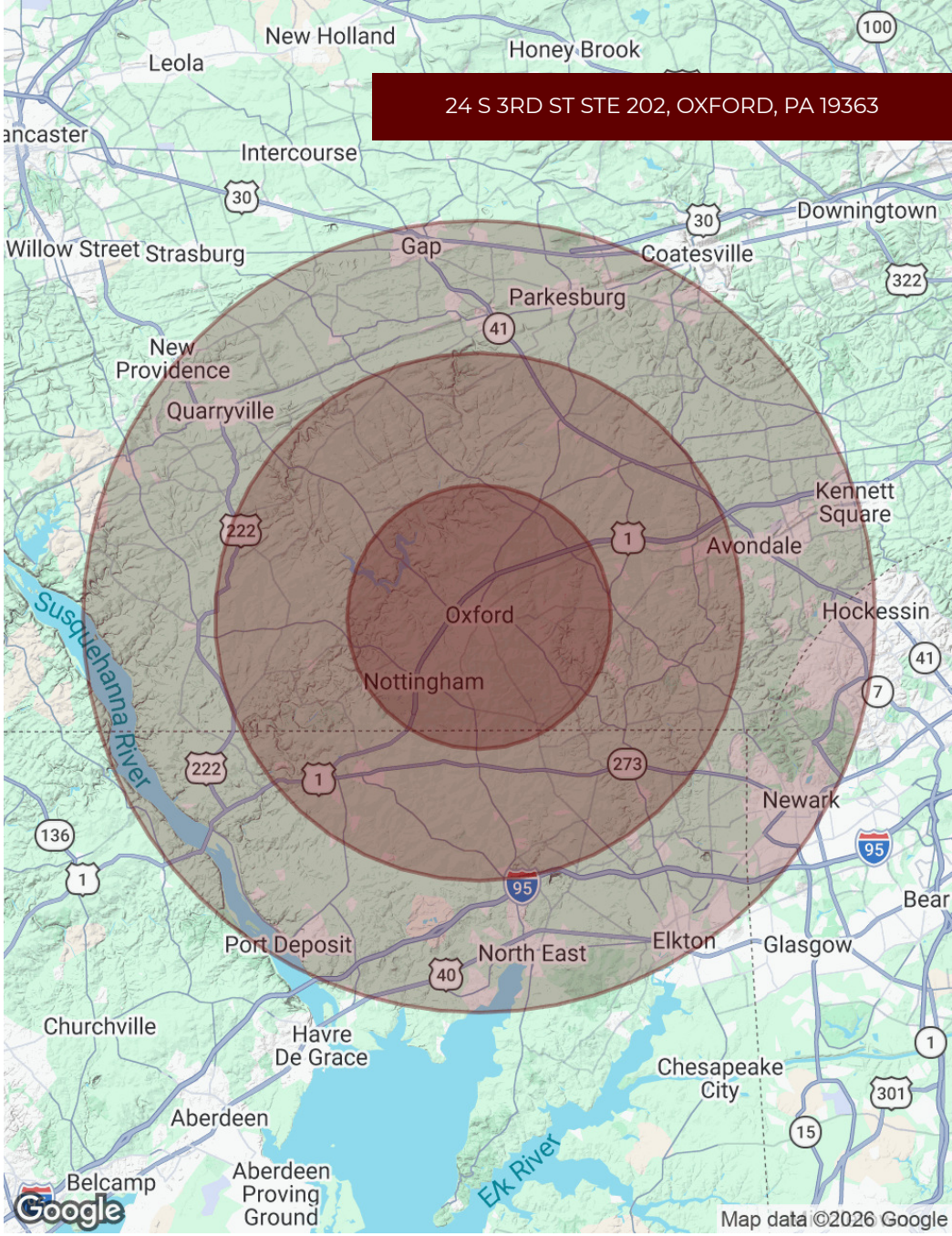
POPULATION	5 MILES	10 MILES	15 MILES
Total Population	29,078	86,815	268,654
Average Age	38	40.5	38.8
Average Age (Male)	35.4	38.1	37.7
Average Age (Female)	40.5	42	39.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,143	29,523	92,747
# of Persons per HH	3.2	2.9	2.9
Average HH Income	$129,259	$136,689	$130,133
Average House Value	$371,252	$384,617	$384,862

2023 American Community Survey (ACS)



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COMMERCIAL AGENT

B. CHRISTIAN CAMPBELL

610-444-7770
option 3

610-299-1762

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402 Bayard Rd, STE 100,
Kennett Square, PA 19348

ABOUT ME

Christian Campbell is a second-generation Realtor proudly born and raised in Chester County. A graduate of Messiah University with a degree in Business and Marketing, Christian entered the real estate industry immediately after college and has been serving clients with dedication and integrity ever since.
Licensed since 2012, Christian specializes in residential, investment, commercial, and farm properties. He spent over a decade representing Cedar Knoll Builders, guiding clients through the entire process of designing, developing, and financing custom homes. His deep understanding of new construction and land development has made him a trusted resource for buyers, sellers, and builders alike.
In addition to his real estate expertise, Christian is a licensed mortgage broker and leads Delaware Valley Financial Mortgage. He also oversees single and multi-unit land development projects and actively invests in real estate, managing a personal portfolio that reflects his belief in the long-term value and legacy of property ownership.

WORK EXPERIENCE

Agent/Office Manager/Commercial Agent - 2012 - present
Beiler-Campbell Realtors
Beiler-Campbell Realtors - Commercial Division

Mortgage Broker- 2003 - 2011
Delaware Valley Financial Mortgage

ACADEMIC & MEMBERSHIPS

Liberty University
Lynchburg, VA

President of Oxford Mainstreet Initiative

Board member of Good Neighbors Home Repair

Board of Trustees for his church, The Journey

SKILLS

- Good communication
- Managing large projects
- Financial Insight
- Strong Negotiator
- Community-Centered Values
- Client Relationship Development