

SHOPPES OF LOWER OXFORD

255 Limestone Rd Oxford, PA 19363

BEILER-CAMPBELL COMMERCIAL
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COMMERCIAL DIVISION



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255 LIMESTONE RD, OXFORD, PA 19363

PROPERTY DESCRIPTION

255 Limestone Road is a newly constructed 4,200-square-foot retail building offering multiple lease spaces, including one drive through. The new building delivers an inviting storefront presentation and abundant natural light. Interior build-out flexibility accommodates a wide range of retail or service concepts, supported by high ceilings and efficient floor plate. The property offers a turn-key leasing opportunity for retailers seeking a fresh, high-quality space with strong curb appeal.

PROPERTY HIGHLIGHTS

- 4,200 square feet of contiguous, flexible space
- Drive through available
- Floor-to-ceiling glazing
- Premium visibility
- Efficient ingress and egress

OFFERING SUMMARY

Lease Rate:	$35 SF/yr (NNN)
Number of Units:	3
Available SF:	1,125 - 4,200 SF
Lot Size:	2.5 Acres
Building Size:	4,200 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	9,516	29,175	96,588
Total Population	29,750	87,079	279,329
Average HH Income	$131,971	$140,339	$131,430

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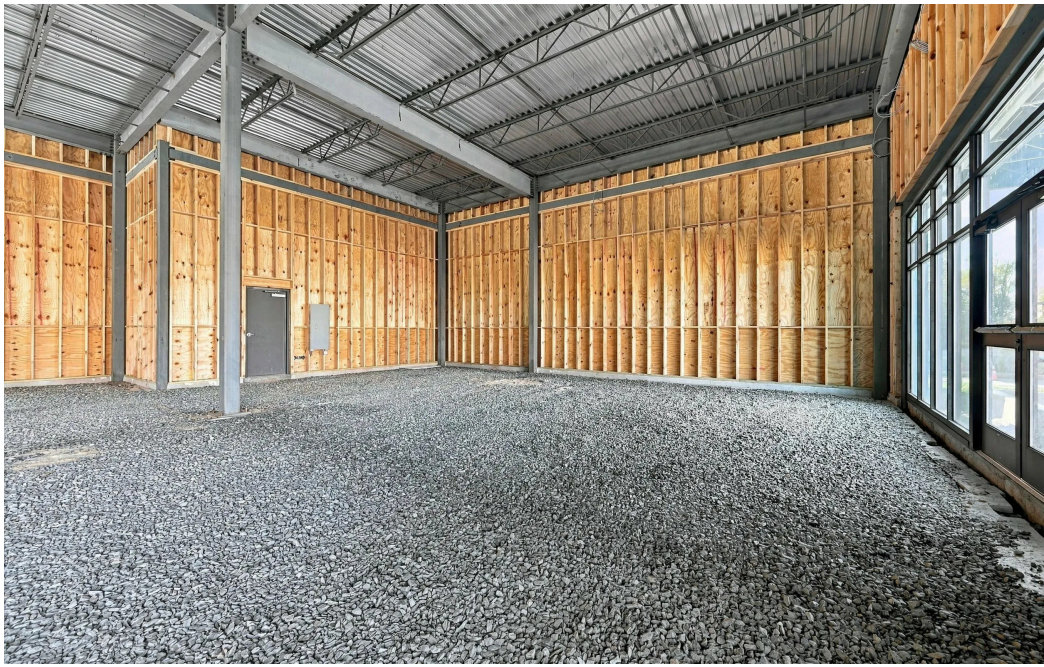

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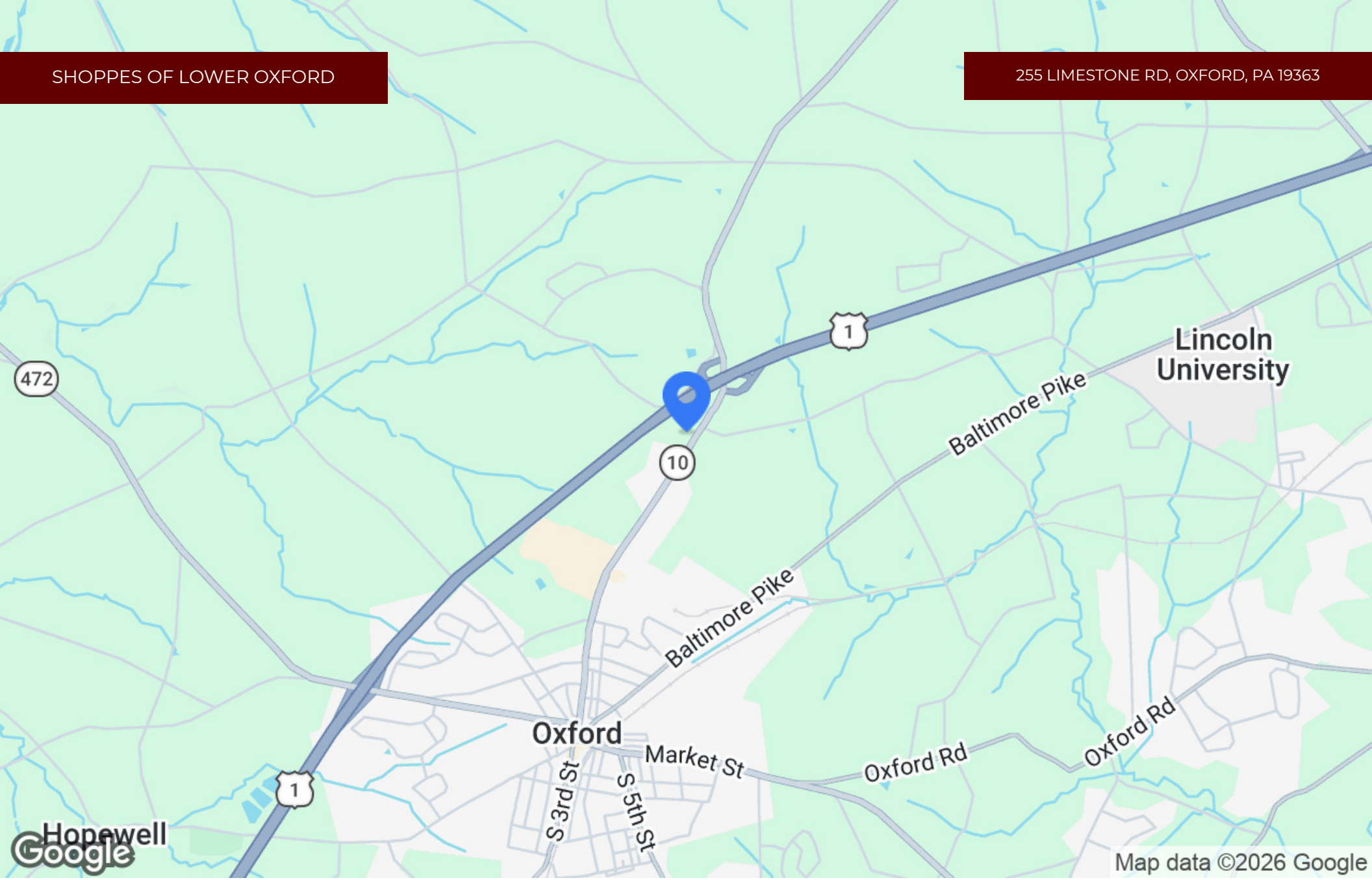

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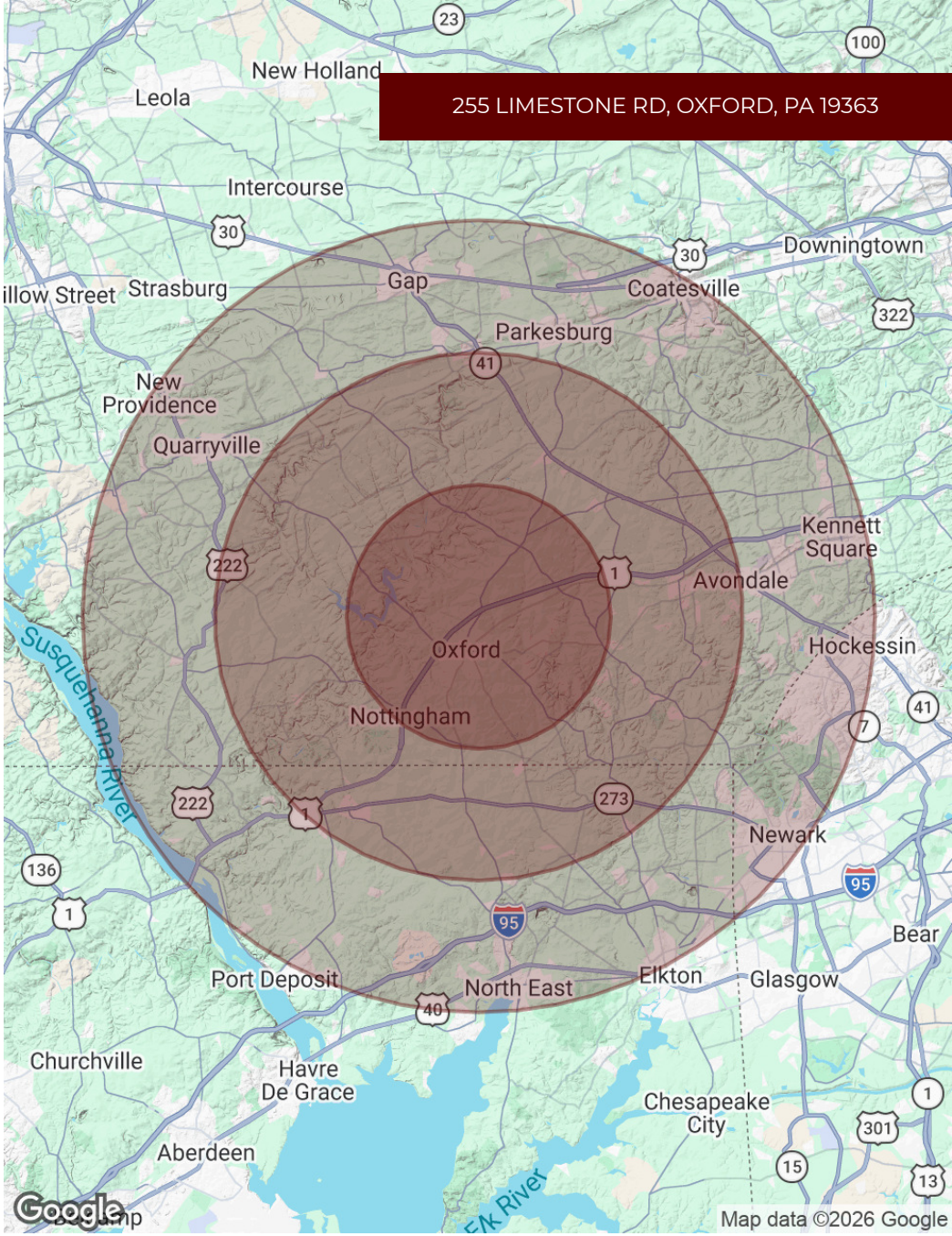
POPULATION	5 MILES	10 MILES	15 MILES
Total Population	29,750	87,079	279,329
Average Age	39.3	39.7	38.6
Average Age (Male)	36.3	37.7	37.6
Average Age (Female)	41.6	41.2	39.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,516	29,175	96,588
# of Persons per HH	3.1	3	2.9
Average HH Income	$131,971	$140,339	$131,430
Average House Value	$382,122	$393,059	$389,571

TRAFFIC COUNTS	5 MILES	10 MILES	15 MILES
PA-10	9,818/day		



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