



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.

BEILER-CAMPBELL COMMERCIAL

610.444.7770

info@beilercampbellcommercial.com

OFFERING SUMMARY

Lease Rate:	\$1,550 per month (NNN)
Number of Units:	8
Available SF:	1,240 SF
Lot Size:	0.05 Acres
Building Size:	17,466 SF

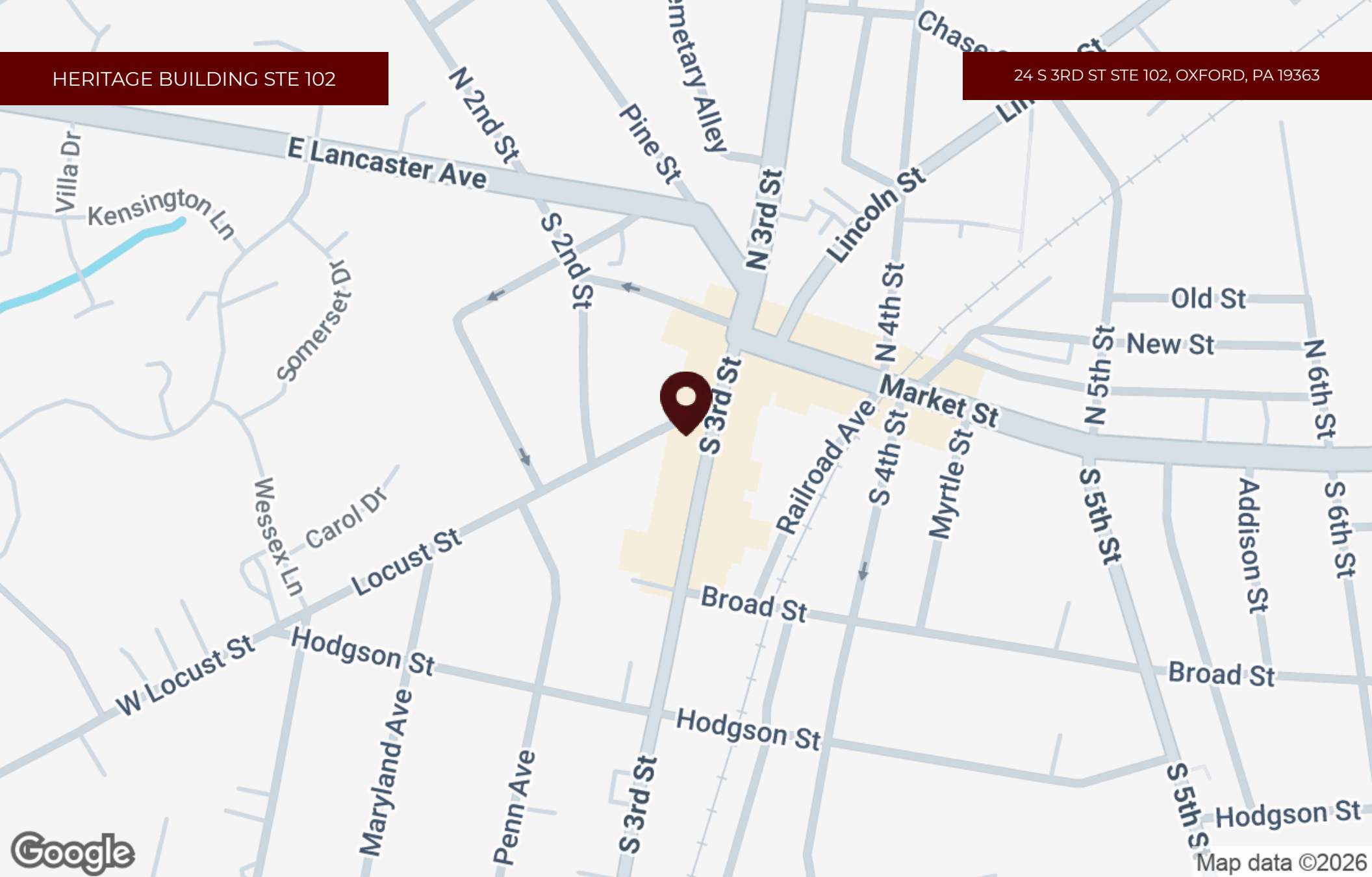
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	9,143	29,523	92,747
Total Population	29,078	86,815	268,654
Average HH Income	\$129,259	\$136,689	\$130,133



BEILER-CAMPBELL
COMMERCIAL DIVISION

HERITAGE BUILDING STE 102

24 S 3RD ST STE 102, OXFORD, PA 19363



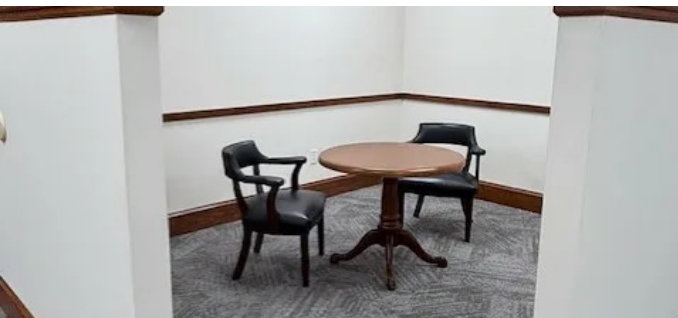
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POPULATION

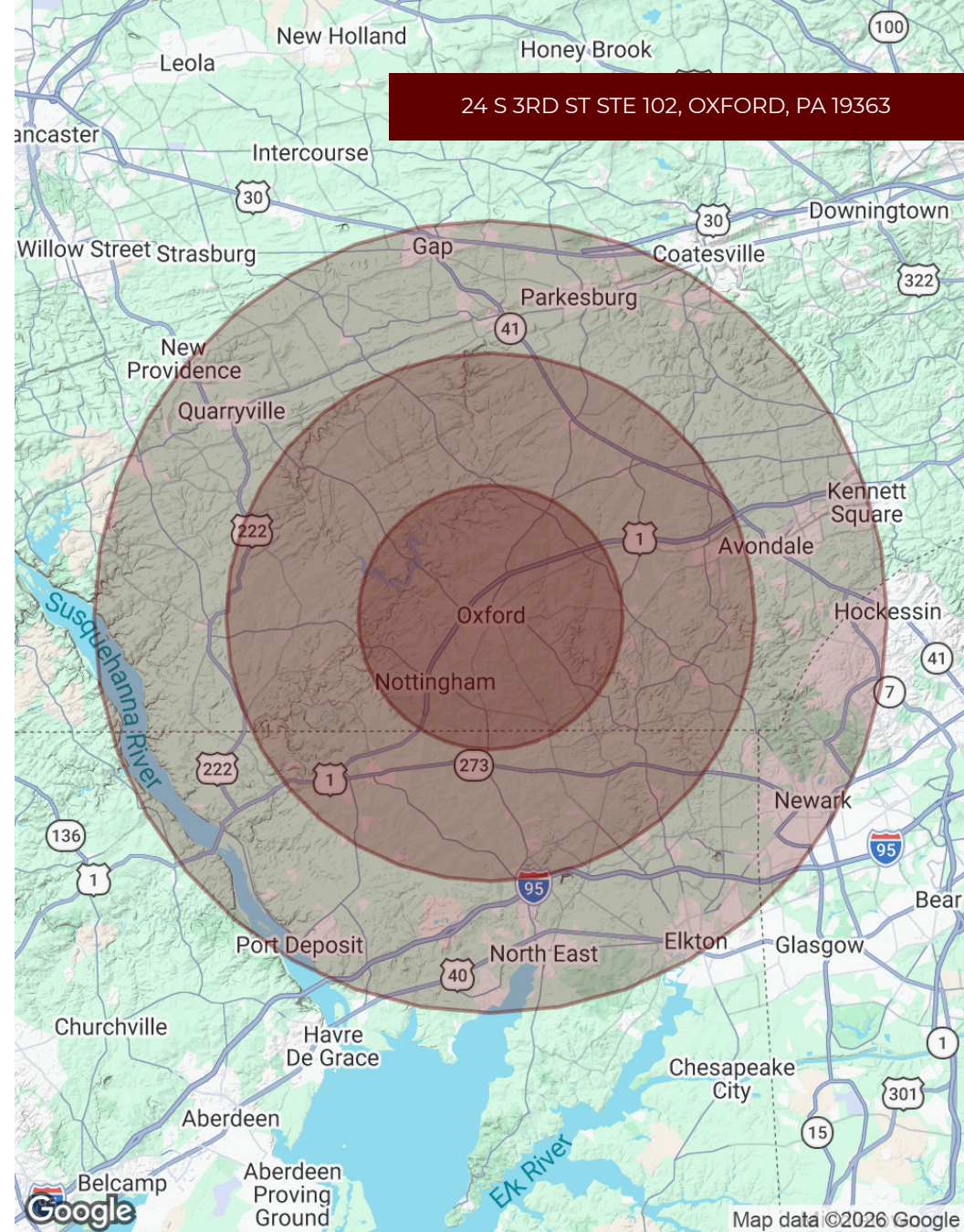
	5 MILES	10 MILES	15 MILES
Total Population	29,078	86,815	268,654
Average Age	38.0	40.5	38.8
Average Age (Male)	35.4	38.1	37.7
Average Age (Female)	40.5	42.0	39.6

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

TRAFFIC COUNTS

	5 MILES	10 MILES	15 MILES
Locust	8,202/day		



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Exhibit A & B

- A. Presence Bank (1,235 sqft)
- B. Vacant Space (1,240 sqft)
- C. Vacant Space (1,230 sqft)
- D. Vacant Space (835 sqft)
- E. Limited Common 1st Floor (740 sqft)
- F. Common Area (365 sqft)
- G. (533 sqft)

