



BEILER-CAMPBELL
REALTORS & APPRAISERS
www.beiler-campbell.com

Commercial for Lease
126 S 3rd St
Oxford, PA 19363

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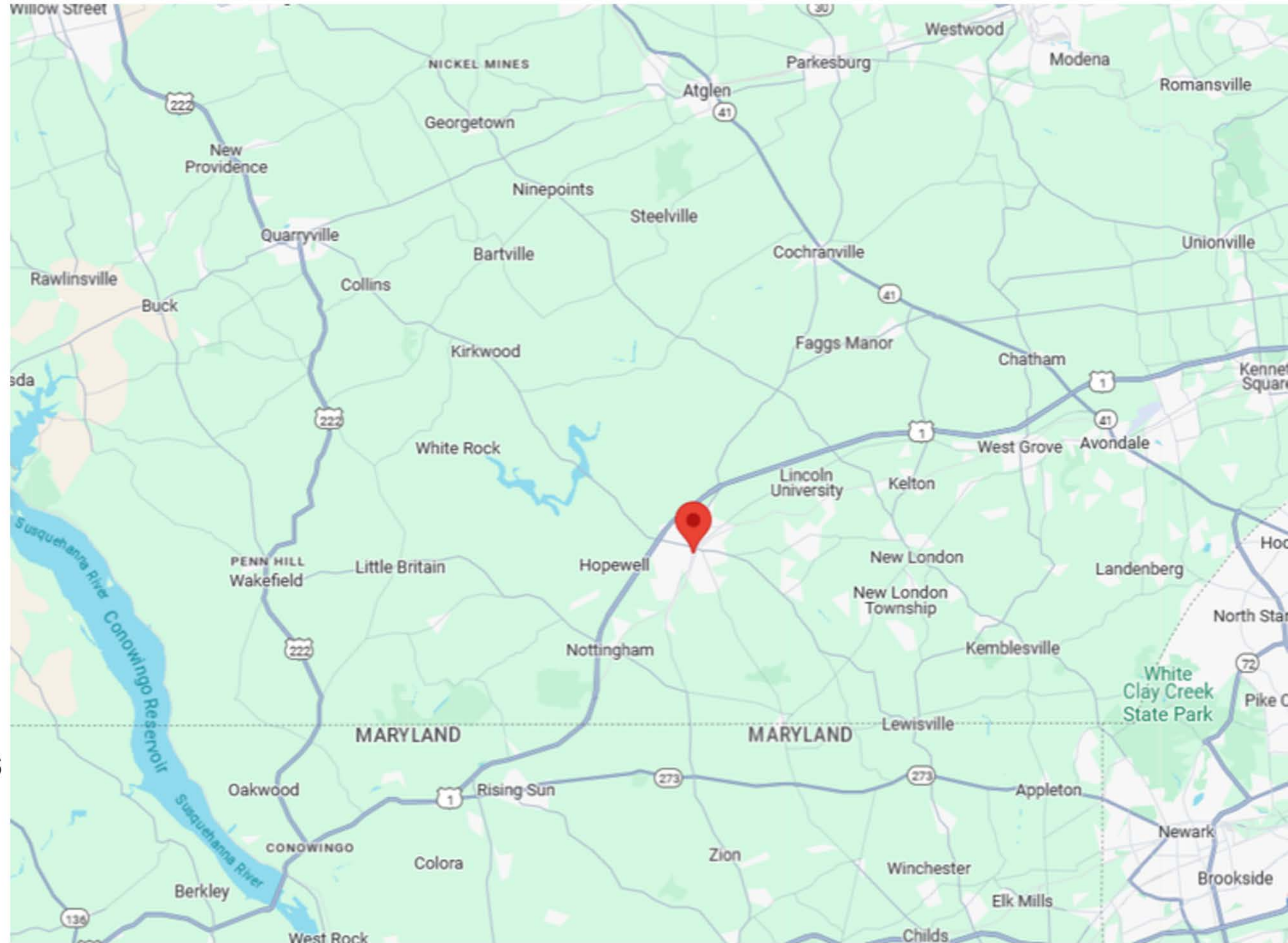
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PRICING

contact
listing agent

LEASE TYPE

TRIPLE NET

LEASE TERM

NEGOTIABLE

FIT-OUT OPTIONS

NEGOTIABLE

Property Overview

Date Available: 04/04/2025

Uses by Right: Professional Office, Service Businesses, Retail Sales of Goods, Fiduciary/Bank

Traffic Count: 9,198

Current Use: Office

Total Leasable SQFT: 3,359

Office SQFT: 3,359

Contiguous SQFT Available: Yes

Existing Lease Type: Triple Net

Final Lease Type: Triple Net

Parking: 15 On-Site/On-Street/Public Parking Garage

Power: 200+ AMP

Water: Public

Sewer: Public

HVAC: Central/Electric

Zoning: C3



Available Spaces:

FIRST FLOOR: 1,802sf

Welcoming reception area

Vault

Teller Areas with Drive-in window

2 Private offices

SECOND FLOOR: 1,557sf

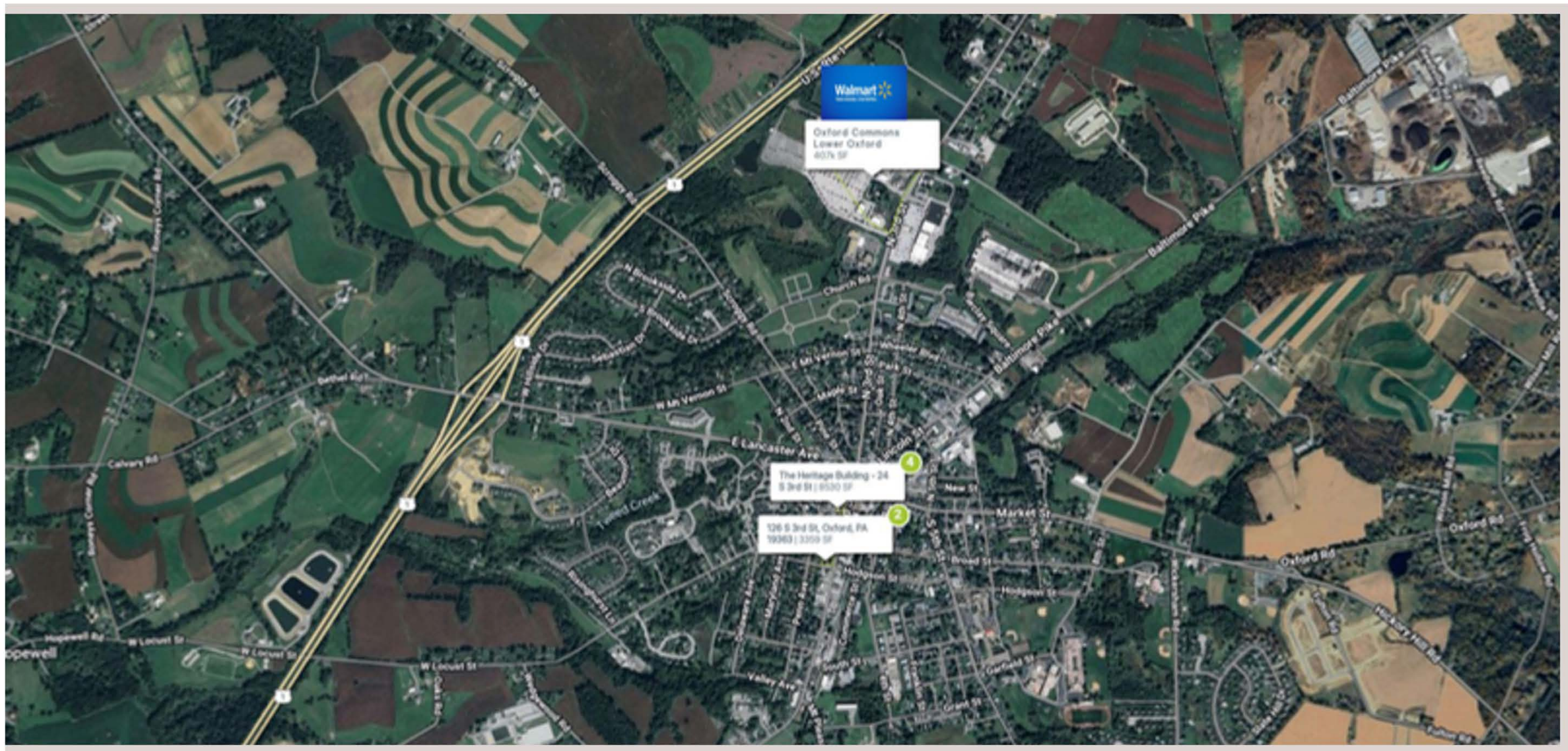
Open to below

5 private offices

2 restrooms

Electrical Room

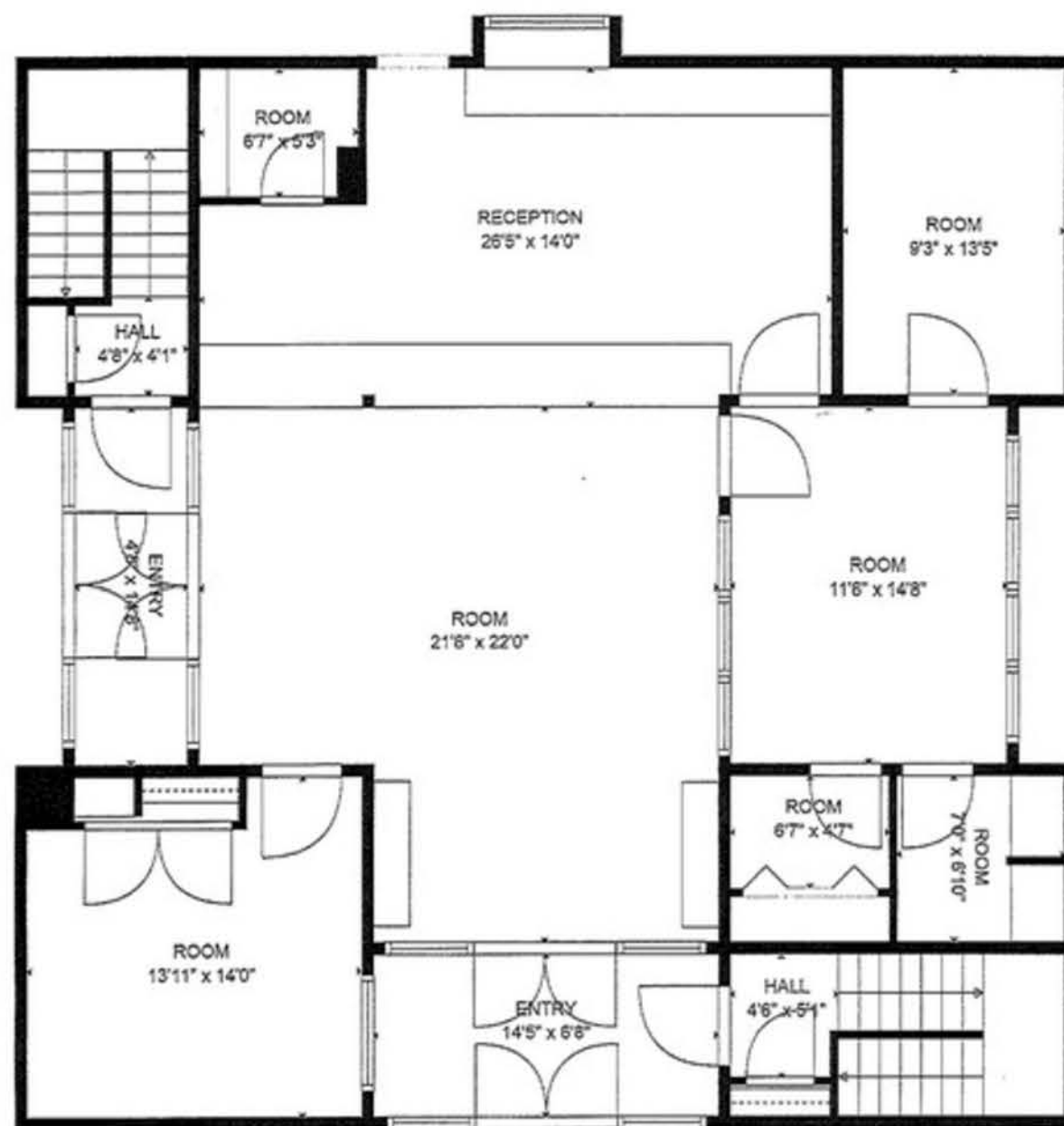
Kitchenette/Breakroom



FLOOR PLANS – 1ST AND 2ND FLOORS

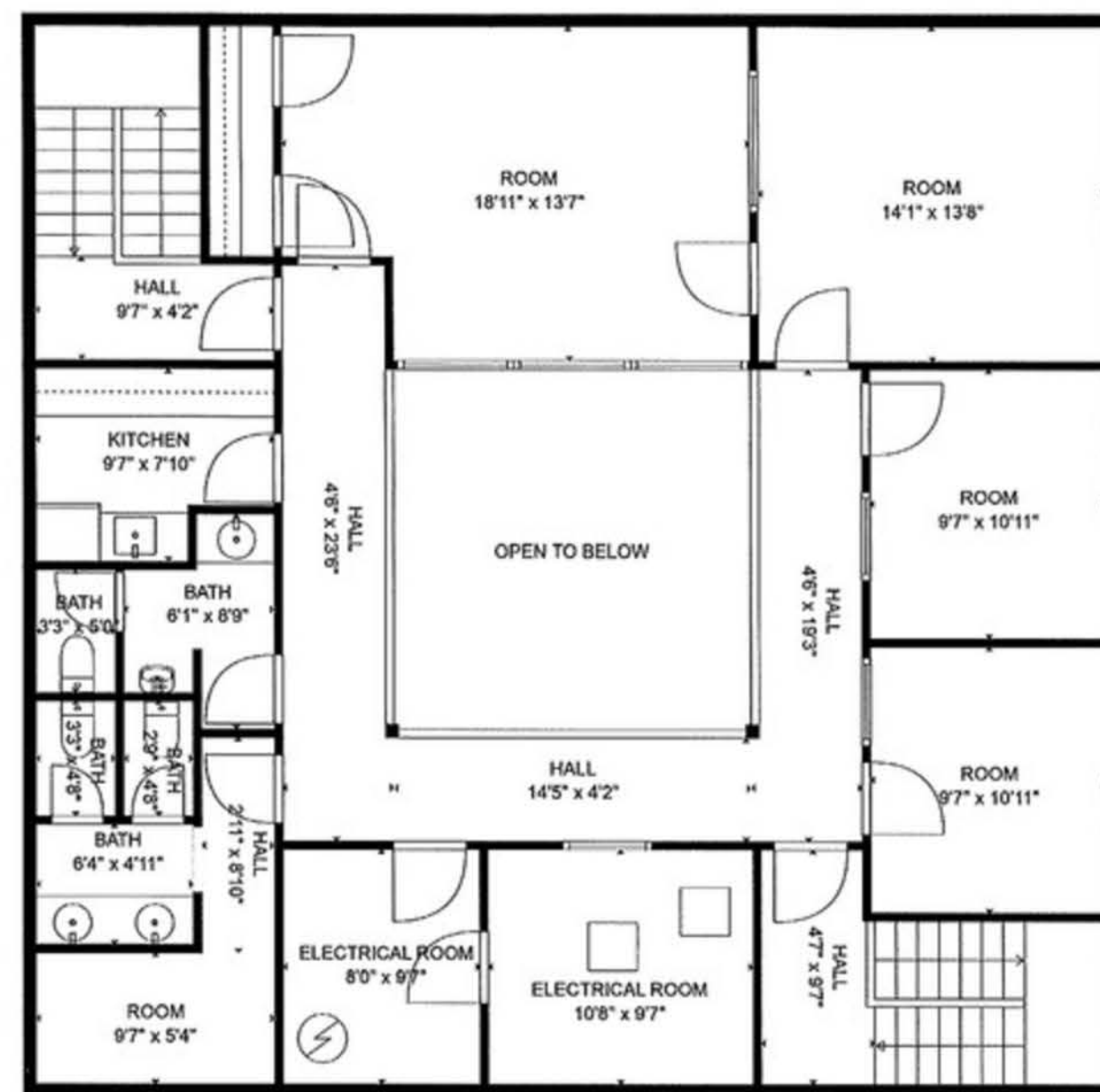
126 S 3rd ST | OXFORD, PA 19363

FIRST FLOOR



TOTAL: 3359 sq. ft
 FLOOR 1: 1802 sq. ft, FLOOR 2: 1557 sq. ft
 EXCLUDED AREAS: BAY WINDOW: 10 sq. ft, ELECTRICAL ROOM: 102 sq. ft, OPEN TO BELOW: 212 sq. ft
 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SECOND FLOOR



TOTAL: 3359 sq. ft
 FLOOR 1: 1802 sq. ft, FLOOR 2: 1557 sq. ft
 EXCLUDED AREAS: BAY WINDOW: 10 sq. ft, ELECTRICAL ROOM: 102 sq. ft, OPEN TO BELOW: 212 sq. ft
 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Trade Area Summary

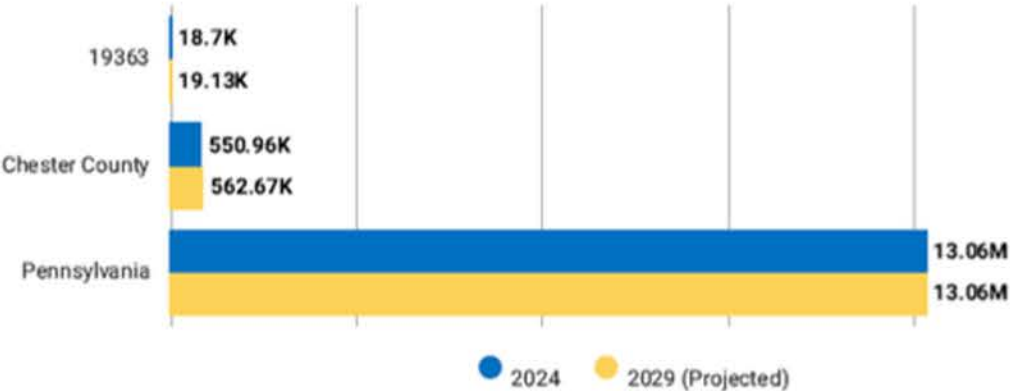
Attribute Summary for Oxford, PA 19363

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$104,099	38.7	18,703	Workday Drive
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

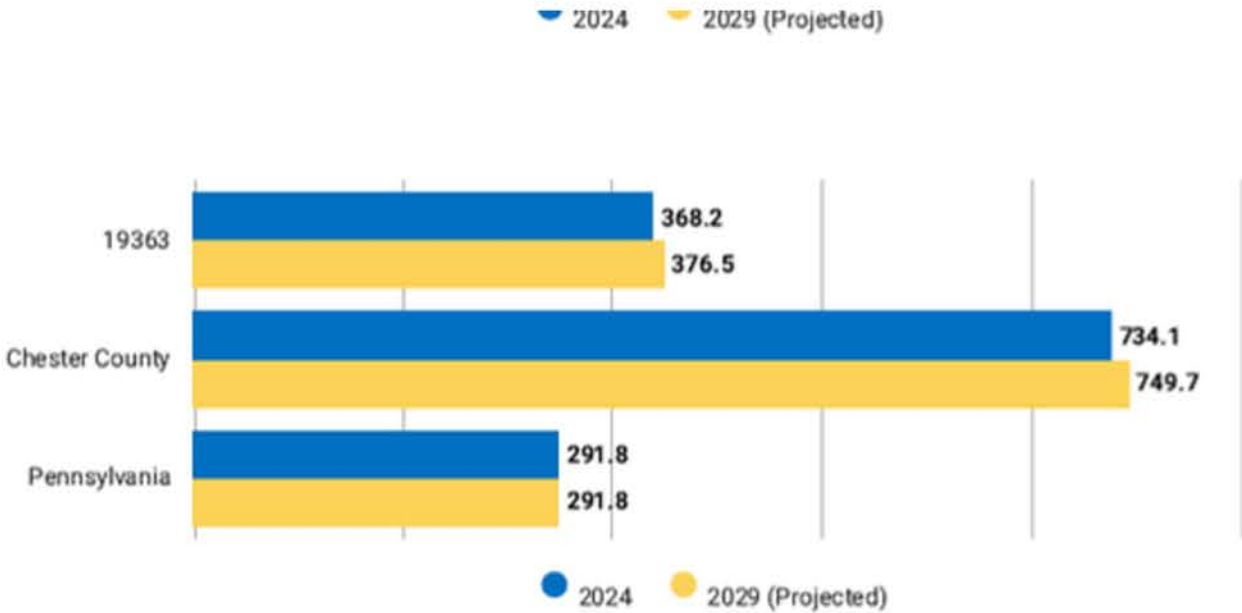
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

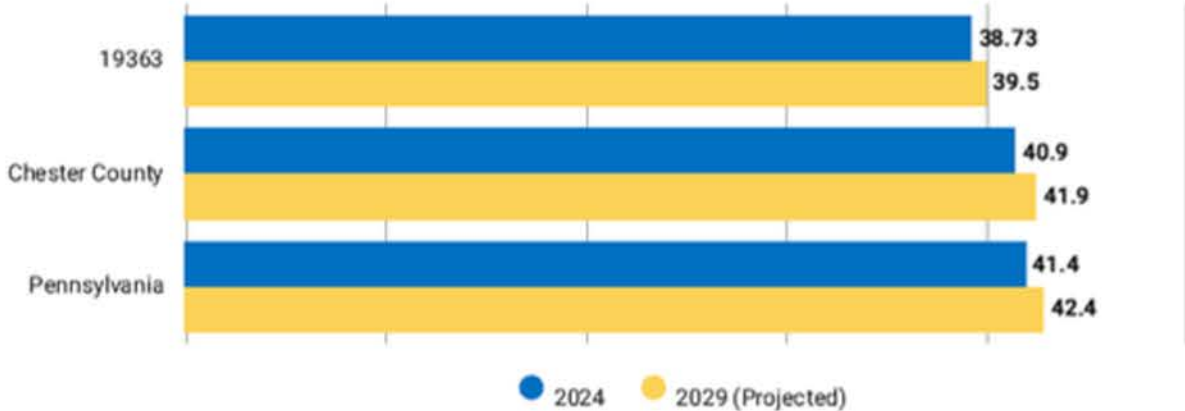


Age

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

Median Age

This chart shows the median age in an area, compared with other geographies.

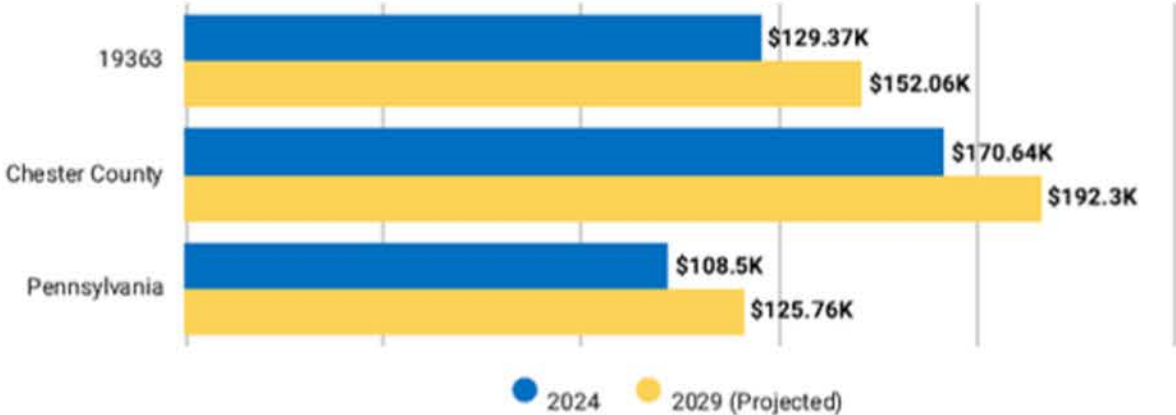


Income

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

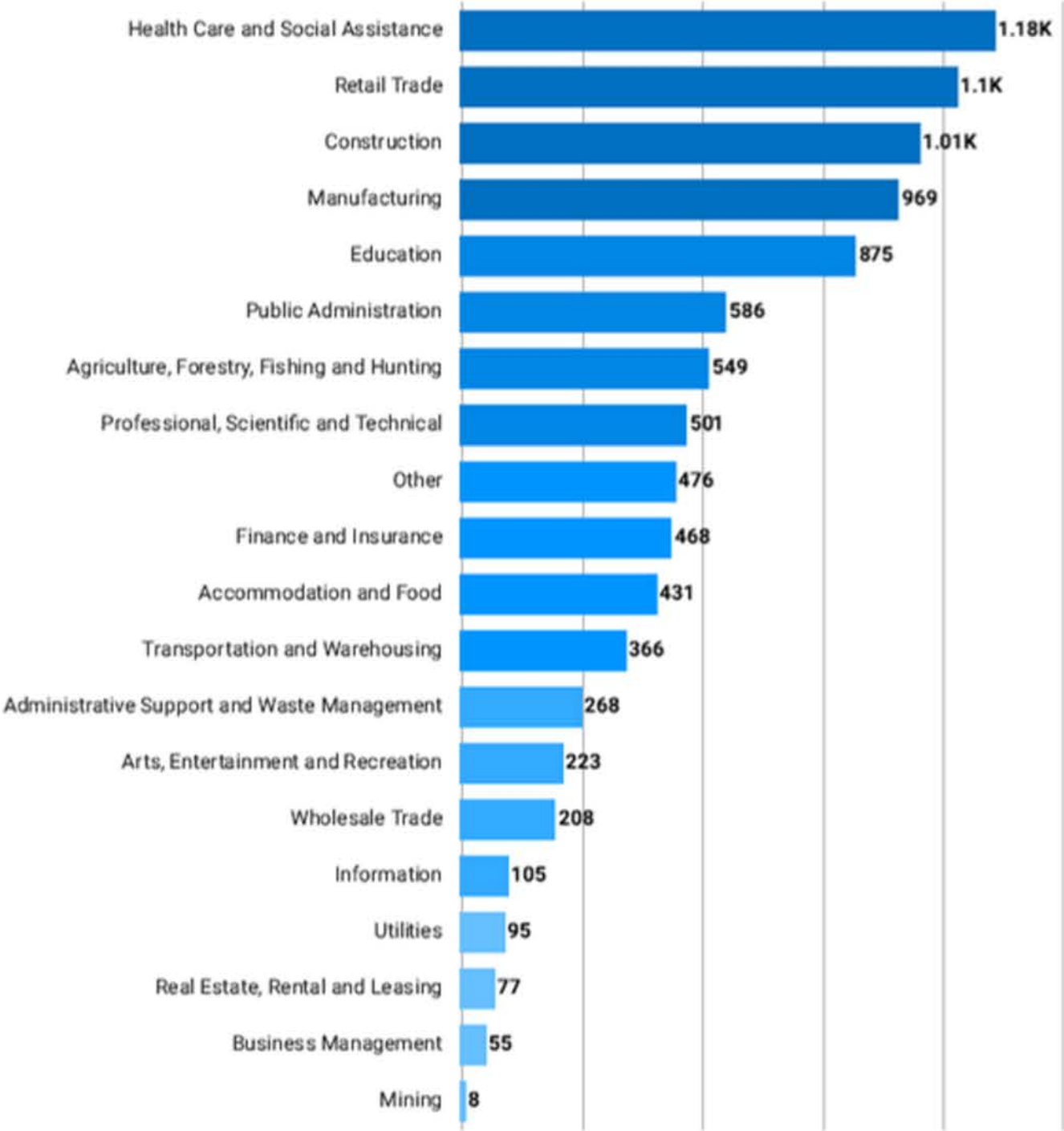
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.
Source: Bureau of Labor Statistics via Esri, 2024
Update Frequency: Annually



Traffic Counts



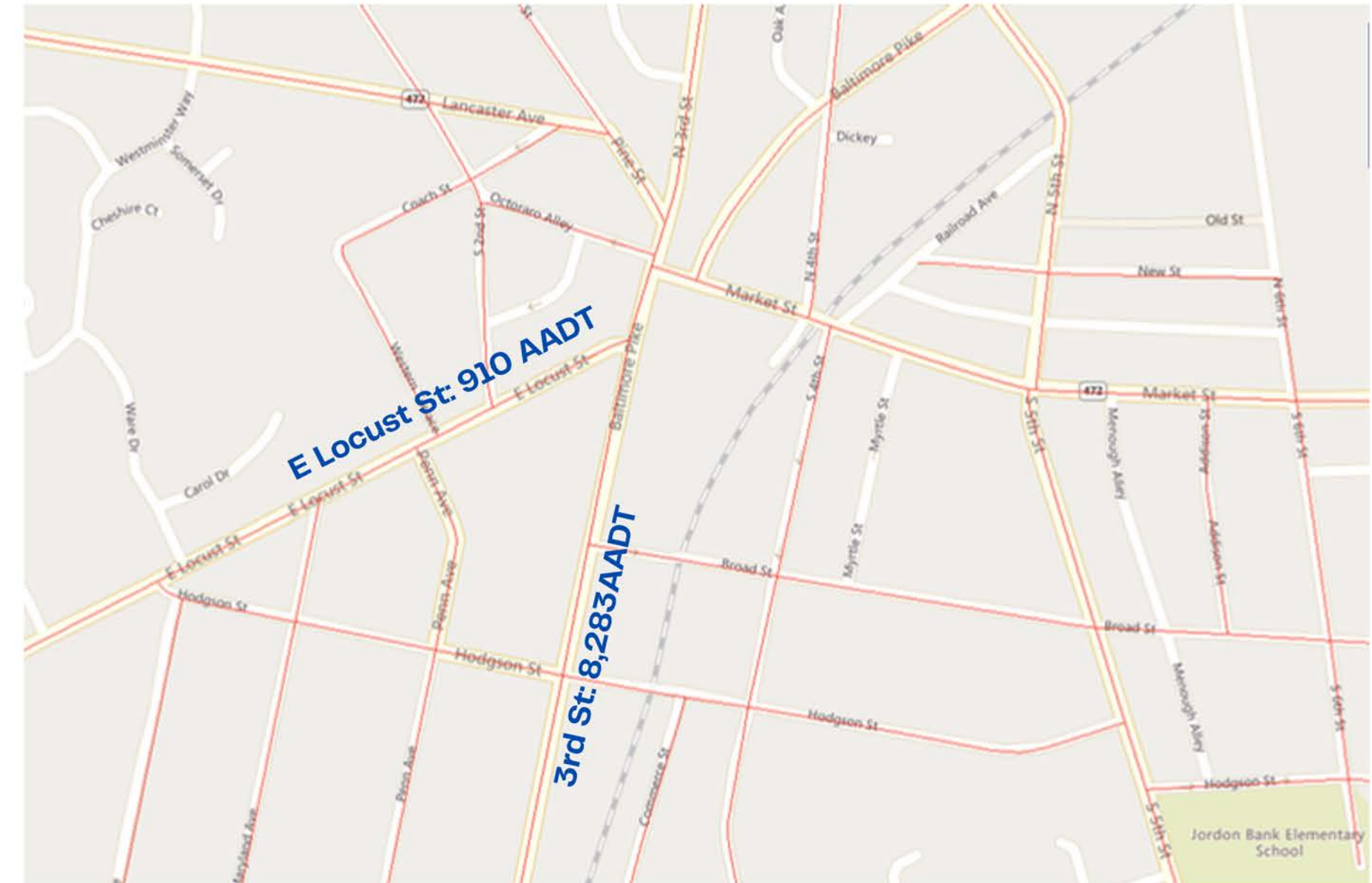
Traffic Counts by Highest Traffic Count

1 15,761 Kennett Oxford Byp 2024 Est. daily traffic counts Cross: Township Rd Cross Dir: E Distance: 0.33 miles Historical counts Year ▲ Count Type 2016 ▲ 18,956 AADT 2015 ▲ 15,591 AADT 2010 ▲ 15,843 AADT 2006 ▲ 16,000 AADT 2004 ▲ 11,000 AADT	2 15,536 Kennett Oxford Byp 2024 Est. daily traffic counts Cross: Scroggy Rd Cross Dir: SW Distance: 0.34 miles Historical counts Year ▲ Count Type 2019 ▲ 2,671 AADT 2018 ▲ 2,675 AADT 2016 ▲ 17,537 AADT 2015 ▲ 14,376 AADT 2013 ▲ 13,915 AADT	3 14,382 Kennett Oxford Byp 2024 Est. daily traffic counts Cross: W Locust St Cross Dir: NE Distance: 0.31 miles Historical counts Year ▲ Count Type 2016 ▲ 14,635 AADT 2010 ▲ 17,163 AADT 2007 ▲ 13,879 ADT 2006 ▲ 12,000 AADT	4 13,755 Kennett Oxford Byp 2024 Est. daily traffic counts Cross: Forge Rd Cross Dir: SW Distance: 0.64 miles Historical counts Year ▲ Count Type 2016 ▲ 14,635 AADT 2015 ▲ 13,127 AADT 2010 ▲ 13,870 AADT	5 13,118 Kennett Oxford Byp 2024 Est. daily traffic counts Cross: Forge Rd Cross Dir: NE Distance: 0.33 miles Historical counts Year ▲ Count Type 2016 ▲ 14,635 AADT 2010 ▲ 12,076 AADT 2006 ▲ 12,000 AADT 2002 ▲ 11,000 AADT 1997 ▲ 5,914 AADT
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AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic





AREA FINANCIAL INSTITUTIONS

126 S 3rd ST | OXFORD, PA 19363

Institution	Address	Distance from 126 S 3rd St
Available Property	126 S 3rd St	0 mi
Presence Bank	24 S 3rd St	~0.13 mi
Wells Fargo Bank	273 N 3rd St	~0.67 mi
Fulton Bank	300 Commons Dr	~0.93 mi
Citadel Credit Union	105 Commons Dr	~0.94 mi

