

FOR LEASE

±19.0 ACRE RETAIL DEVELOPMENT

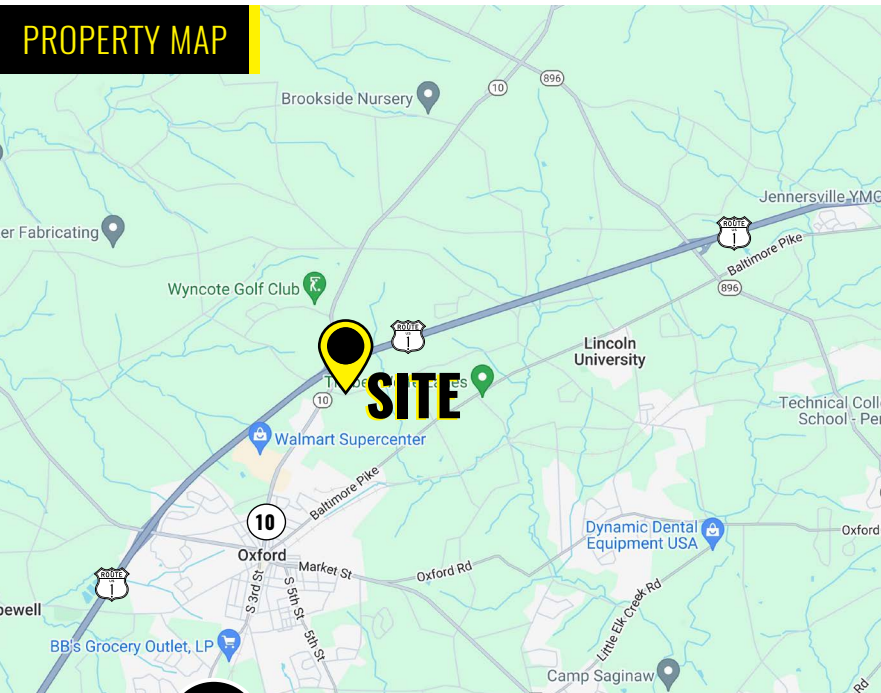
Conner Rd & Limestone Road | Oxford, PA 19363

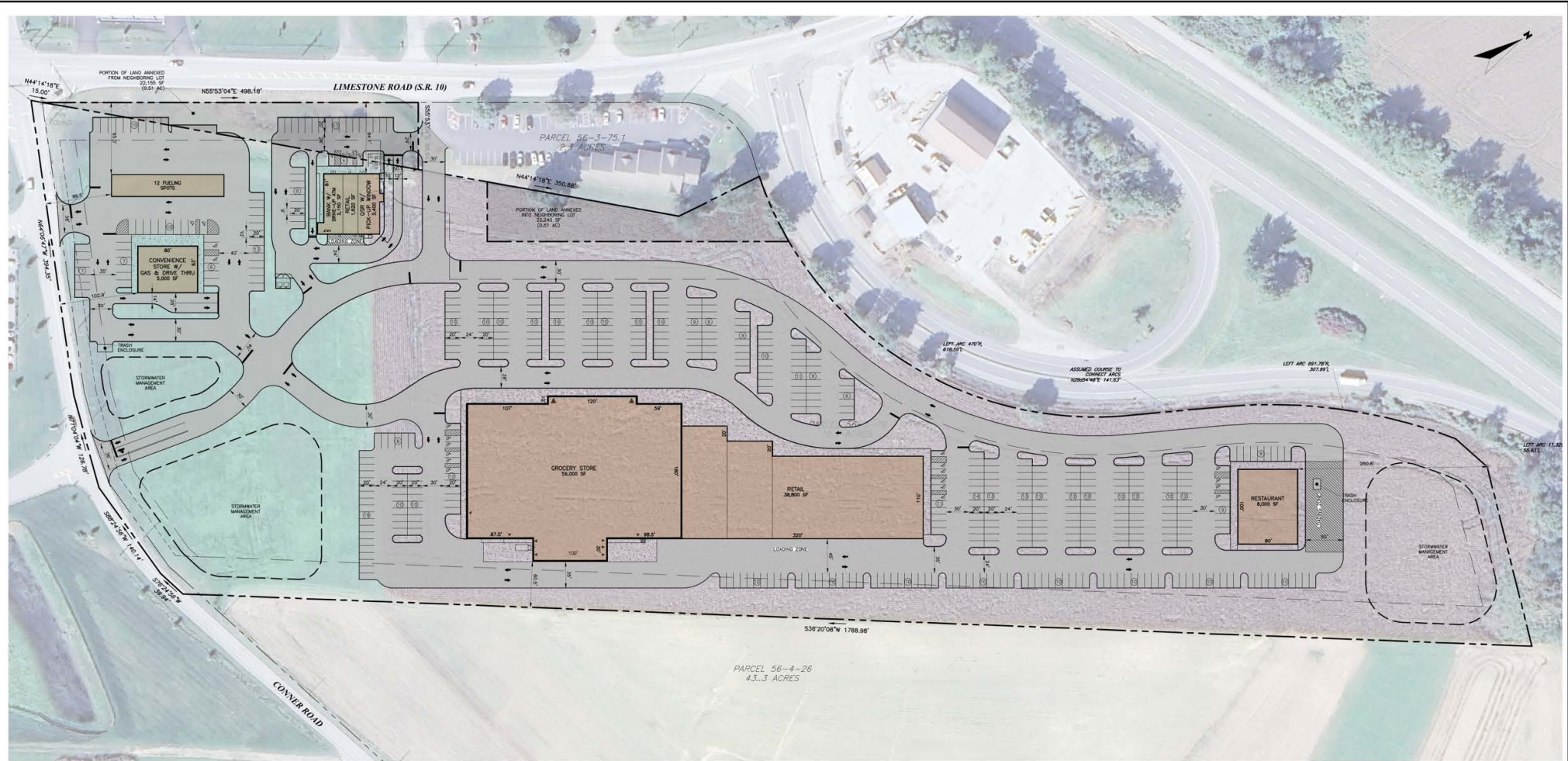
NEGOTIABLE

PROPERTY FEATURES / HIGHLIGHTS

- New ±19.0 Acre Retail Development Opportunity in Oxford
- Retail Pad or Build to Suit Options Available
- Located just off of Route 1 Bypass & Route 10 (Limestone Rd)
- Traffic Counts: ±32,261 VPD on Route 1 & ±11,525 on Limestone Rd
- Proposed Access on Route 10
- Strong Residential Growth: 830+ Homes under development nearby
- Located near Oxford Commons and Oxford Square, which includes Walmart, Redner's, Tractor Supply Co., Rite Aid, Dollar Tree, Dunkin', Starbucks, McDonald's and more

PROPERTY MAP





SITE DATA			
LIMESTONE ROAD & CONNER ROAD LOWER OXFORD TOWNSHIP, PA PARCEL 56-3-79 (7.3 AC. GROSS)			
ZONE C-2 SPECIAL LIMITED BUSINESS			
AREA AND BULK REQUIREMENTS		REQUIRED	EXISTING
MIN. LOT AREA		2 AC	19.1 AC
MIN. LOT WIDTH (AT BUILDING LINE)		200'	490'
MIN. LOT WIDTH (AT STREET LINE)		100'	498'
MIN. FRONT YARD (BUILDING)		50'	N/A
MIN. FRONT YARD (GASOLINE PUMP)		30'	N/A
MIN. SIDE YARD		50'	N/A
MIN. REAR YARD		50'	N/A
MAX. BUILDING HEIGHT		75'±	N/A
MAX. LOT COVERAGE		80%	0%
PARKING REQUIREMENTS		REQUIRED	EXISTING
CONVENIENCE STORES (1 SPACE/200 SF GROSS FLOOR AREA)		25	N/A
EATING AND DRINKING ESTABLISHMENTS (1 SPACE/4 SEATS)		75	N/A
SHOPPING CENTER (1 SPACE/300 SF GROSS LEASABLE FLOOR AREA)		337	N/A
TOTAL		439	N/A

*FOR EVERY ONE FOOT OF HEIGHT IN EXCESS OF 35 FEET THERE SHALL BE TWO FEET ADDED TO EACH YARD AND SETBACK REQUIREMENT TO THE MAXIMUM OF 75 FEET

- NOTE:
- LOT LINES OBTAINED FROM A DEED, DATED DECEMBER 2, 2015. AERIAL FEATURES OBTAINED FROM A GOOGLE EARTH IMAGE.
 - THIS PLAN IS CONCEPTUAL AND IS NOT INTENDED FOR ZONING OR CONSTRUCTION. THE ACCURACY OF THE PLAN IS DEPENDANT UPON THE SOURCE DATA FOR EXISTING FEATURES AND PROPERTY BOUNDARY. IN ADDITION, THE FEASIBILITY OF THE CONCEPT PLAN AND PROJECT YIELD IS SUBJECT TO A MORE DETAILED REVIEW.



REVISIONS	DESCRIPTION

SR3 ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR, NJ 08031 PH: (856) 933-3323 NJ CERT. OF AUTHORIZATION 246A2378000	Seal: SAMUEL RENAUDO III PENNSYLVANIA PROFESSIONAL ENGINEER # 006617
Project / Location: CONNER RD. & LIMESTONE RD. PARCEL 56-3-79	Project No: 025-001
Lower Oxford Twp., Chester County, Pennsylvania	Date: OCTOBER 2, 2025
Drawing Name: CONCEPT PLAN	Designed By: BJA
	Reviewed By:
	Scale: 1" = 60'
	Sheet Number: 1 of 1



ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

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