

FOR LEASE

±19.0 ACRE RETAIL DEVELOPMENT

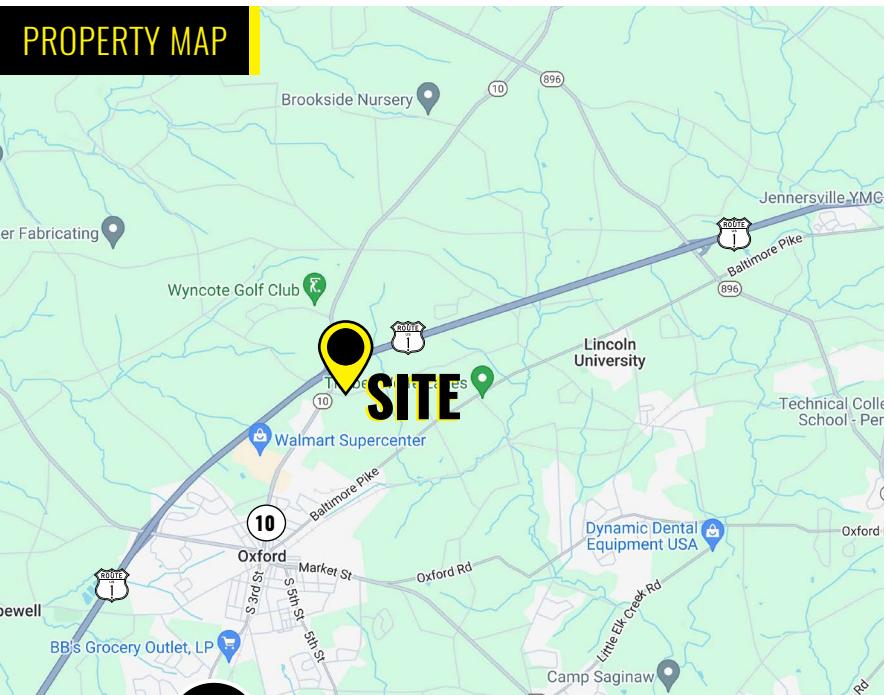
Conner Rd & Limestone Road | Oxford, PA 19363

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

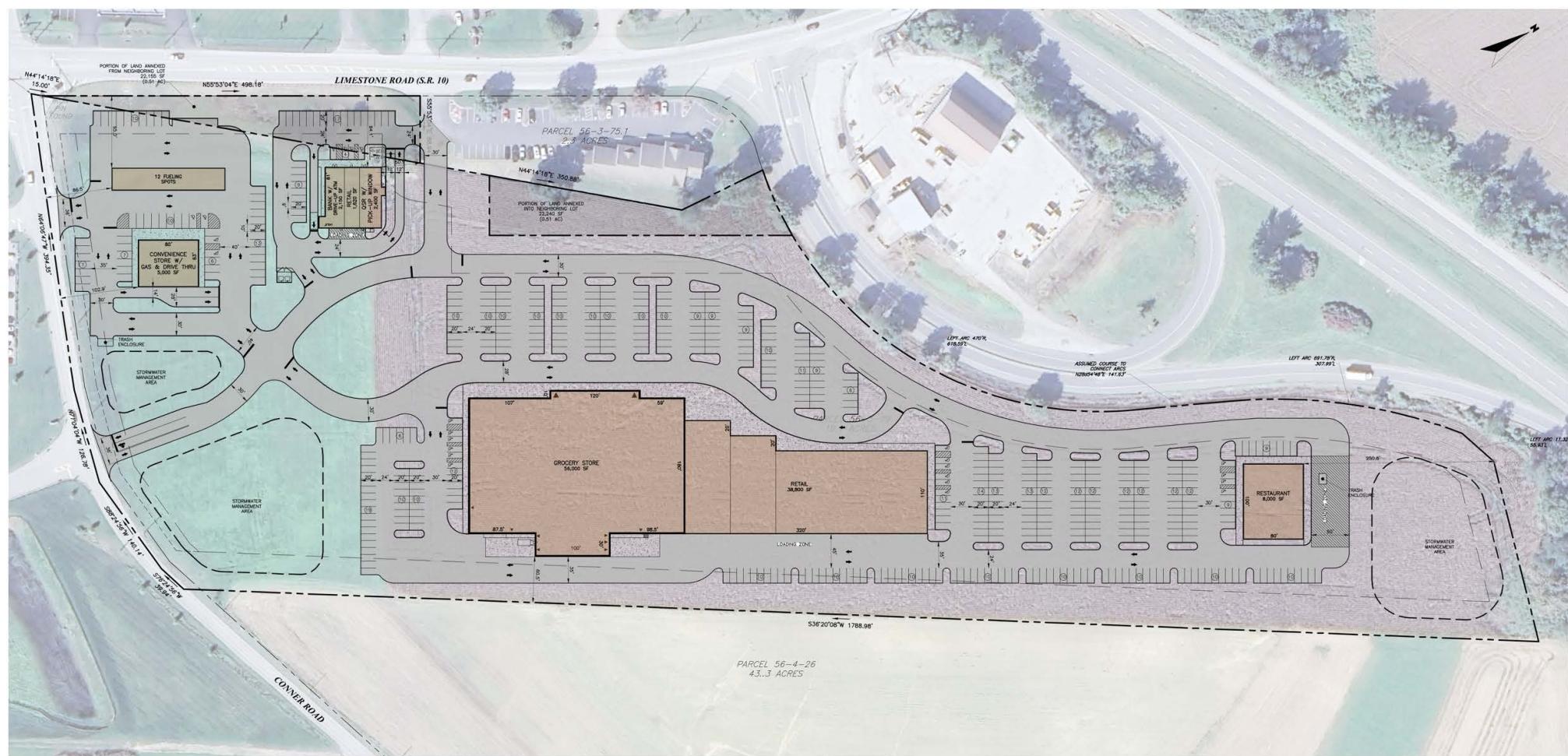
PROPERTY MAP



CONCEPT PLAN

CONNER & LIMESTONE ROAD | OXFORD, PA 19363

FOR LEASE



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	PROPOSED
MIN. LOT AREA	2 AC	19.1 AC	19.1 AC
MIN. LOT WIDTH (AT BUILDING LINE)	200'	490'	490'
MIN. LOT WIDTH (AT STREET LINE)	100'	498'	498'
MIN. FRONT YARD (BUILDING)	50'	N/A	94.1'
MIN. FRONT YARD (GASOLINE PUMP)	30'	N/A	86.5'
MIN. SIDE YARD	50'	N/A	50.9'
MIN. REAR YARD	50'	N/A	250.8'
MAX. BUILDING HEIGHT	75*	N/A	<35'
MAX. LOT COVERAGE	80%	0%	<60%
PARKING REQUIREMENTS			
(1 SPACE/200 SF GROSS FLOOR AREA)	25	N/A	53
EATING AND DRINKING ESTABLISHMENTS (1 SPACE/4 SEATS)	75	N/A	106
SHOPPING CENTER (1 SPACE/300 SF GROSS FLOOR AREA)	337	N/A	343
TOTAL	439	N/A	502

*FOR EVERY ONE FOOT OF HEIGHT IN EXCESS OF 75 FEET, THERE SHALL BE TWO FEET ADDED TO EACH YARD AND 20 FEET ADDED TO THE MAXIMUM OF 75 FEET.

		Seal:
		SAMUEL RENAURO III PENNSYLVANIA PROFESSIONAL ENGINEER # 060617
Project No:	025-001	
Date:	OCTOBER 2, 2025	
Designed By:	BJA	
Project / Location:	CONNER RD. & LIMESTONE RD. PARCEL 56-3-79	
Reviewed By:	SR	
Scale:	1" = 60'	
Drawing Name:	CONCEPT PLAN	Sheet Number:
	1 of 1	

50 40 30 20 10 0 50 100
GRAPHIC SCALE 1" = 50'



11. 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.

SOME OF OUR SATISFIED CLIENTS



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