

HERITAGE BUILDING STE 202

24 S 3RD ST STE 202, OXFORD, PA 19363



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:	\$15 SF/yr (NNN)
Number of Units:	8
Available SF:	3,379 SF
Lot Size:	0.05 Acres
Building Size:	17,466 SF

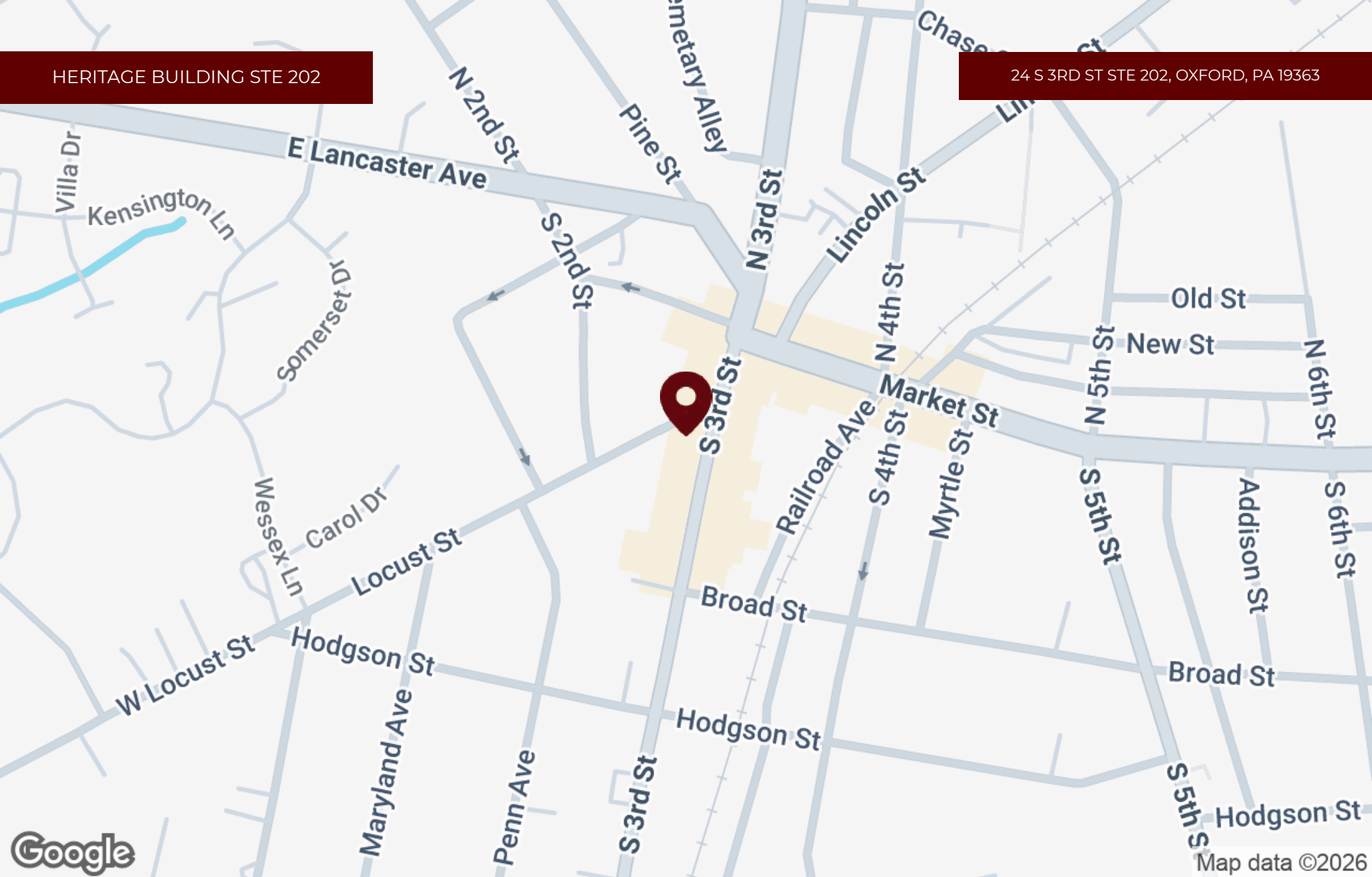
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	9,143	29,523	92,747
Total Population	29,078	86,815	268,654
Average HH Income	\$129,259	\$136,689	\$130,133



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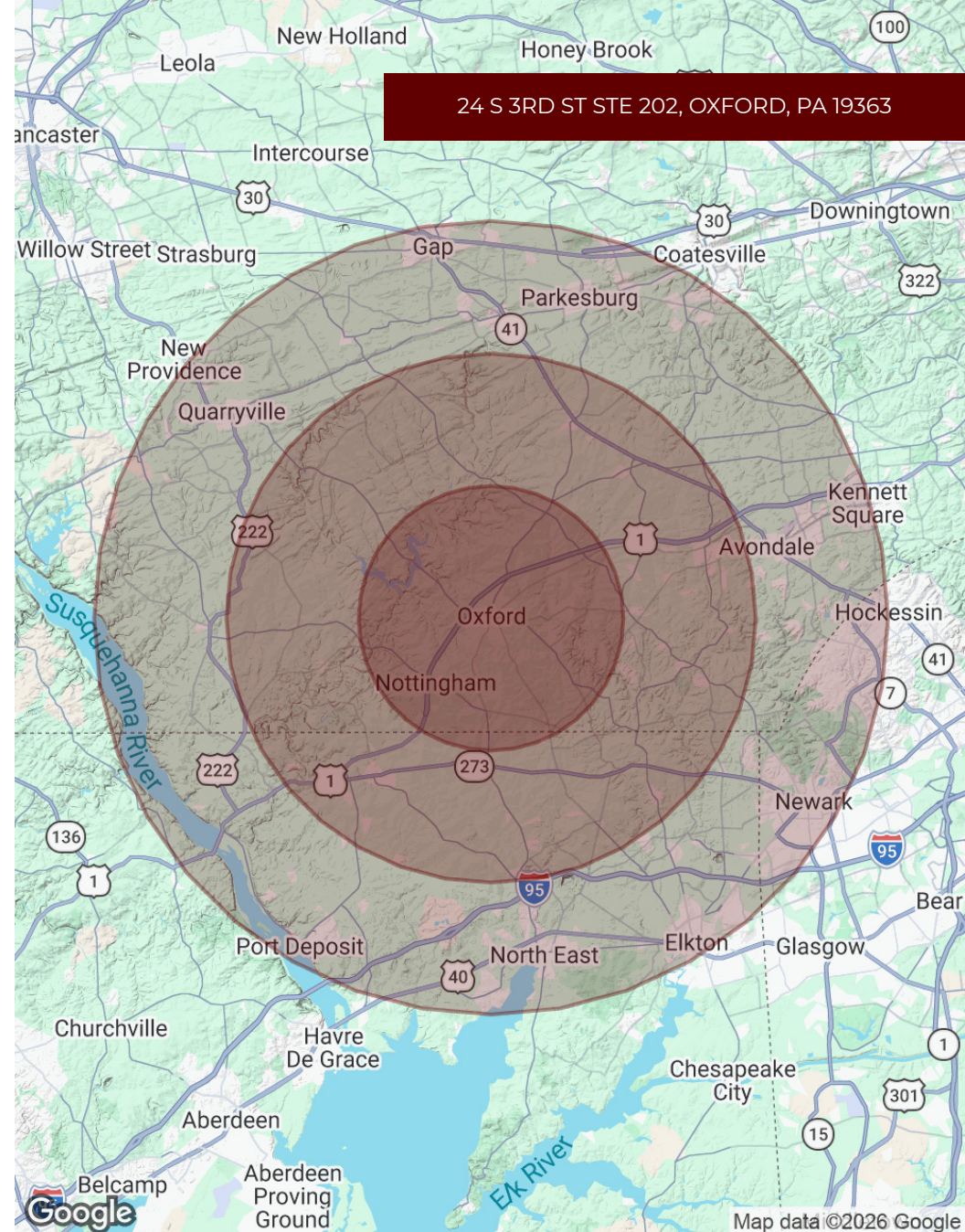
POPULATION

	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

2023 American Community Survey (ACS)



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Logos shown on the map:

- CITADEL CREDIT UNION
- STARBUCKS COFFEE
- TRACTOR SUPPLY CO.
- WELLS FARGO
- SAWMILL GRILL
- PRESENCE BANK
- WSFS Mortgage
- Wholly Grounds
- La Sicilia
- OCTORARO

Streets shown on the map:

- N 3rd St
- N 4th St
- N 5th St
- N 6th St
- N 7th St
- N 8th St
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Businesses and Services shown on the map:

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- STARBUCKS COFFEE
- TRACTOR SUPPLY CO.
- WELLS FARGO
- SAWMILL GRILL
- PRESENCE BANK
- WSFS Mortgage
- Wholly Grounds
- OCTORARO HOTEL & INN
- La Sicilia Pizzeria

Streets shown on the map include: N 3rd St, N 4th St, N 5th St, N 6th St, N 7th St, N 8th St, N 9th St, N 10th St, N 11th St, N 12th St, N 13th St, N 14th St, N 15th St, N 16th St, N 17th St, N 18th St, N 19th St, N 20th St, N 21st St, N 22nd St, N 23rd St, N 24th St, N 25th St, N 26th St, N 27th St, N 28th St, N 29th St, N 30th St, N 31st St, N 32nd St, N 33rd St, N 34th St, N 35th St, N 36th St, N 37th St, N 38th St, N 39th St, N 40th St, N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th St, N 80th St, N 81st St, N 82nd St, N 83rd St, N 84th St, N 85th St, N 86th St, N 87th St, N 88th St, N 89th St, N 90th St, N 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