



### PROPERTY DESCRIPTION

255 Limestone Road is a newly constructed 4,200-square-foot retail building offering multiple lease spaces, including one drive through. The new building delivers an inviting storefront presentation and abundant natural light. Interior build-out flexibility accommodates a wide range of retail or service concepts, supported by high ceilings and efficient floor plate. The property offers a turn-key leasing opportunity for retailers seeking a fresh, high-quality space with strong curb appeal.

### PROPERTY HIGHLIGHTS

- 4,200 square feet of contiguous, flexible space
- Drive through available
- Floor-to-ceiling glazing
- Premium visibility
- Efficient ingress and egress

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### OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (NNN)
Number of Units:	3
Available SF:	1,125 - 4,200 SF
Lot Size:	2.5 Acres
Building Size:	4,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	13	59	643
Total Population	48	202	1,749
Average HH Income	\$149,998	\$137,018	\$100,570



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SHOPPES OF LOWER OXFORD



255 LIMESTONE RD, OXFORD, PA 19363



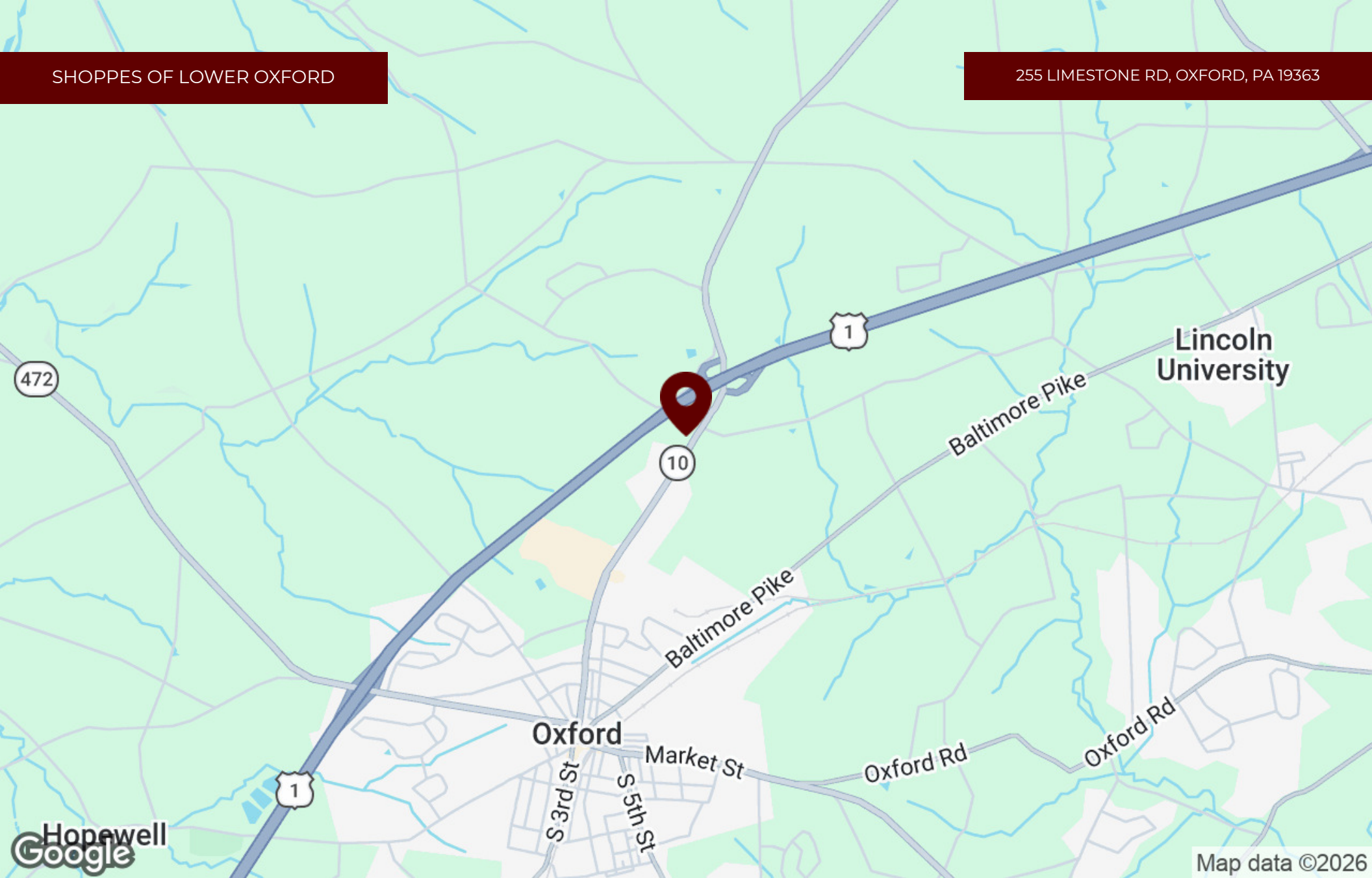
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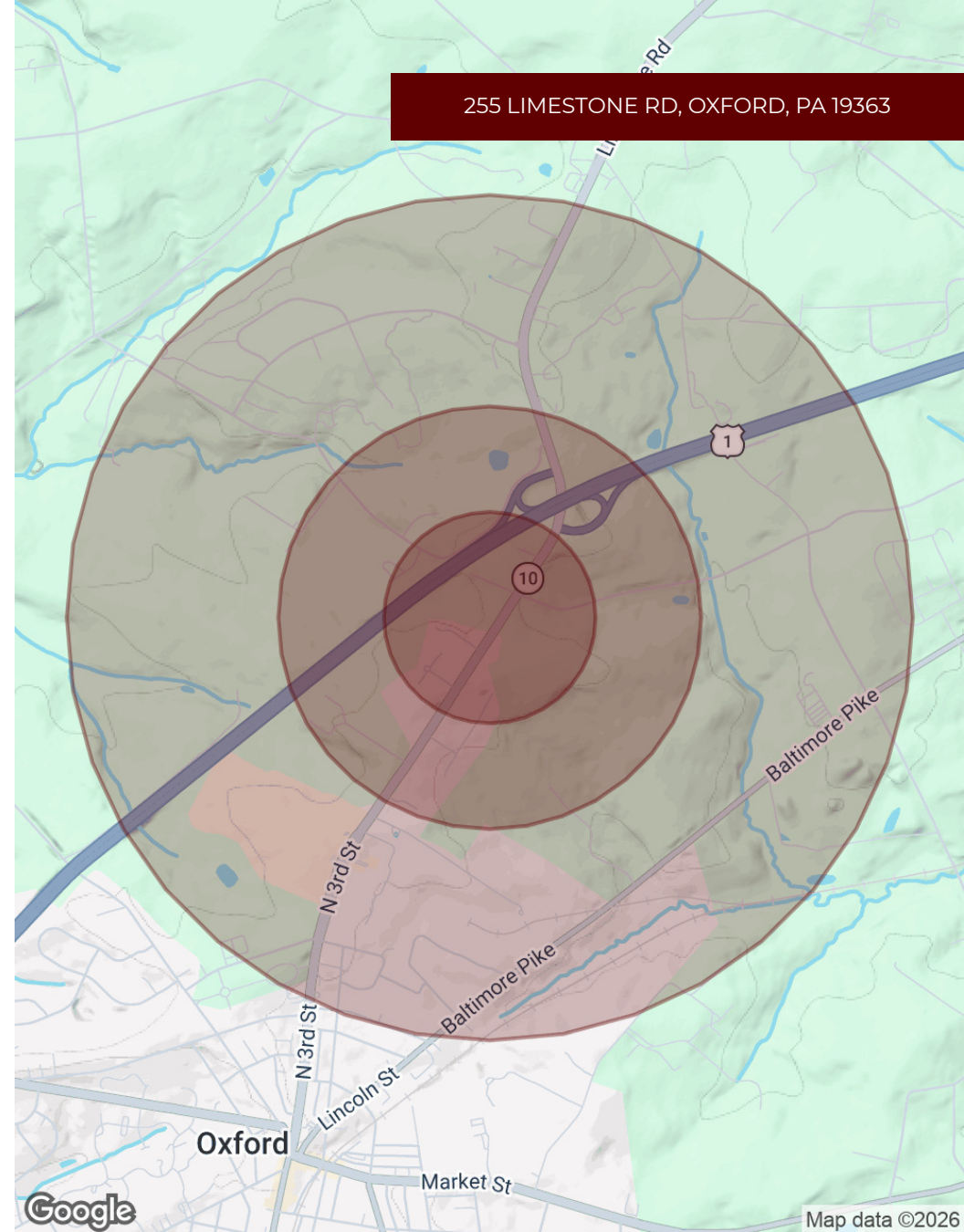
## SHOPPES OF LOWER OXFORD

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	48	202	1,749
Average Age	37.2	36.8	36.3
Average Age (Male)	36.5	35.9	32.8
Average Age (Female)	40.2	39.8	38.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	13	59	643
# of Persons per HH	3.7	3.4	2.7
Average HH Income	\$149,998	\$137,018	\$100,570
Average House Value	\$359,345	\$367,024	\$311,678

<b>TRAFFIC COUNTS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
PA-10	9,818/day		

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