

2196 Baltimore Pike | Oxford, PA 19363

± 3,109 SF / 2.06 Acres of Retail Space Available

Available For Sale

Property Overview

2196 Baltimore Pike is a 3,109 square-foot free standing commercial building with a drive-thru, located in the Oxford, PA market, along Baltimore Pike. The site presents a unique opportunity for a user to enter into the growing Morgantown market with great visibility and access along Baltimore Pike. The property is in close proximity from other traffic generating business, such as, Ace Hardware, BB's Grocery Outlet, Domino's Pizza, and FedEx, just to name a few.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,677	28,235	48,980
TOTAL EMPLOYEES	6,007	7,638	12,498
AVERAGE HH	\$98,682	\$107,558	\$112,506
TOTAL HOUSEHOLDS	5,017	8,953	16,430
TRAFFIC COUNTS: Baltimore Pike - ±15,000 VPD			



CHAD STINE | BRAD ROHRBAUGH
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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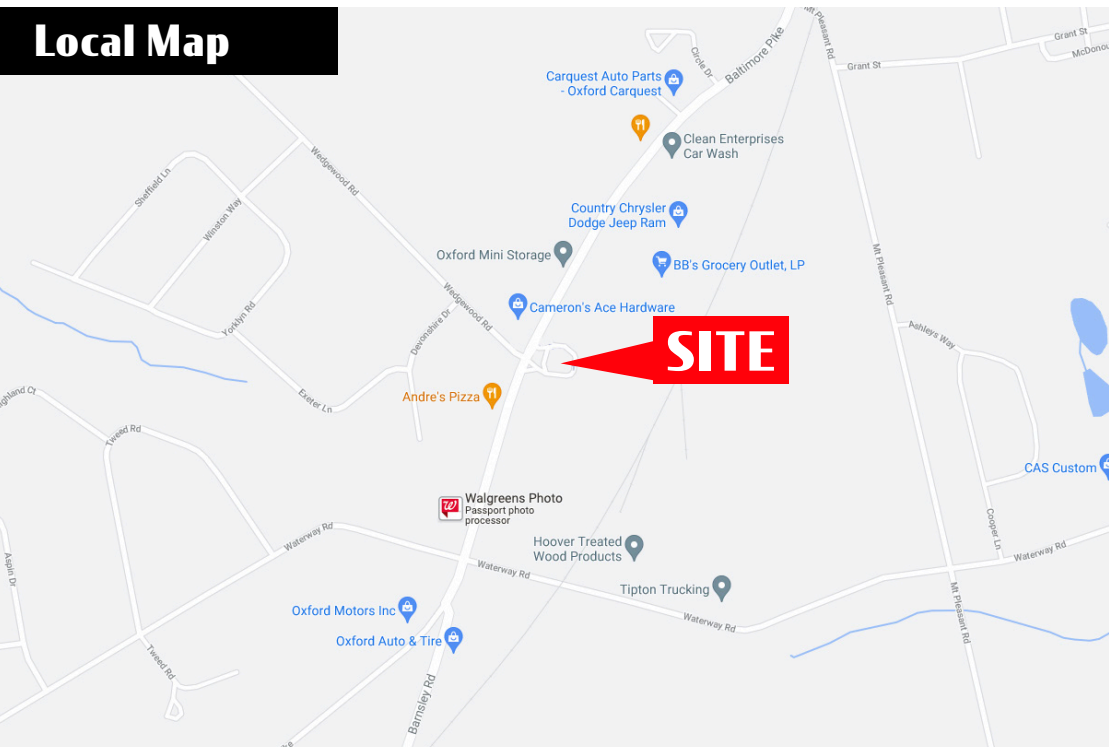
Location

Along with its great visibility and access to Baltimore Pike, the site benefits from a demographic area that extends more than 10 miles. The site benefits from the high-volume traffic flow of Baltimore Pike, which is the main corridor in the area.

Trade Area

This site shows a 20-minute drive time demographic of over 79,724 people with household incomes of more than \$111,697 and daytime employment demographics equally as strong with 17,967. The demographics within a 10-mile radius include 87,881 people in 29,875 homes, a labor force of 18,675 with an average household income of \$113,724. The area's growth since 2000 has increased over 23.0% with 6,882 new homes.

Local Map



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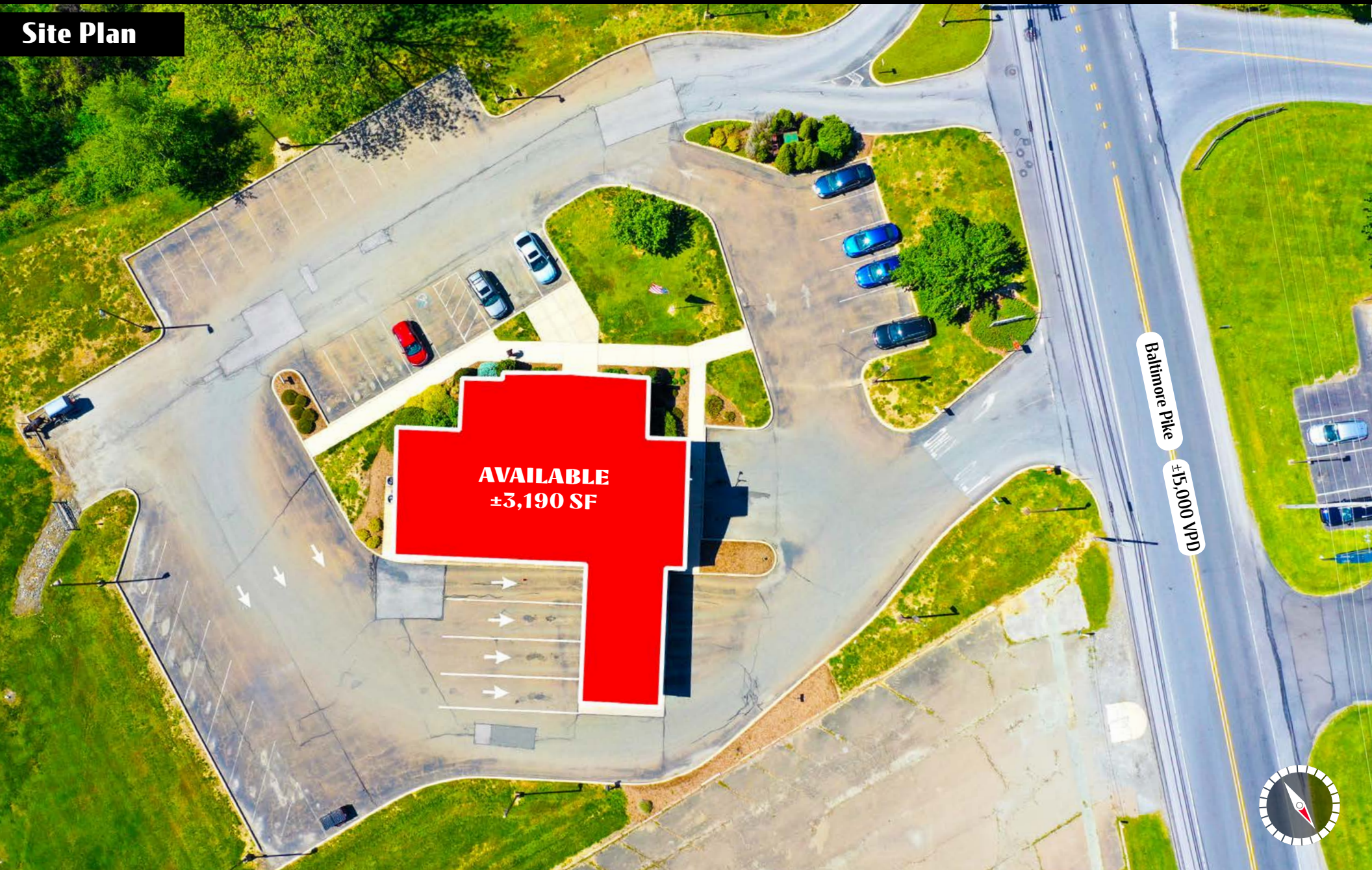
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Site Plan



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MARKET AERIAL

