

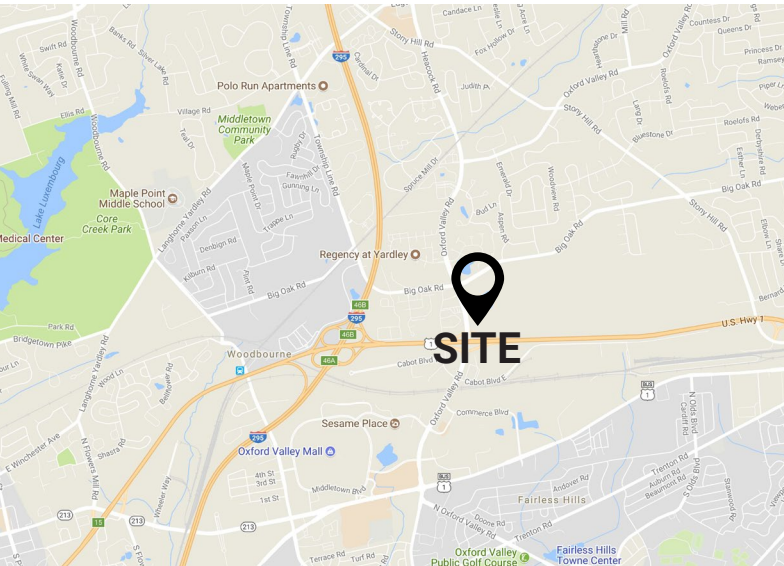
± 5 ACRES AVAILABLE IN YARDLEY

ROUTE 1 AND OXFORD VALLEY ROAD, YARDLEY PA 19067

FOR SALE
\$1,500,000

PROPERTY FEATURES

- ✓ ± 5 Acres of Land Available with ± 3 Acres Build-able
- ✓ Great Visibility with frontage on Oxford Valley Road and the off ramp of Route 1 Interchange
- ✓ High Traffic Counts:
 - Oxford Valley Road: ± 31,000 VPD
 - Route 1: ± 50,000 VPD
- ✓ Located next to Oxford Oaks Shopping Center whose tenants include: Kohl's, Shoprite, Starbucks and Santander Bank



CONTACT US

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West Chester, PA 19382

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ZOMMICK MCMAHON
COMMERCIAL REAL ESTATE

YARDLEY RETAIL MARKET AERIAL: ROUTE 1 & OXFORD VALLEY ROAD



OXFORD OAKS SHOPPING CENTER

KOHL'S
Santander
ShopRite
FINE WINE & GOOD SPIRITS
Starbucks
CVS pharmacy

SITE
± 50,000 VPD

Raymour & Flanigan
FURNITURE

Holiday Inn Express

LA|FITNESS

Mariott Residence Inn
COURTYARD Marriott

UNITED ARTISTS

GOLF GALAXY
Everything for the game.

THE COURT AT OXFORD VALLEY

BEST BUY
BYS
THE HOME DEPOT
EVERY SEASON STARTS AT DICK'S SPORTING GOODS
OLD NAVY
PETSMART
BARNES & NOBLE
Pier 1 Imports
ASHLEY
CRUNCH
fIVE BEL'W
JO-ANN fabric and craft stores
Macaroni GRILL
ULTA
OUTBACK STEAKHOUSE

JCPenney
★ macy's
sears

OXFORD VALLEY MALL

SESAME PLACE

AC. MOORE
TJ-maxx
Michaels
DSW DESIGNER SHOE WAREHOUSE
Chick-fil-A

Burlington
TARGET
Guitar Center
CVS pharmacy
STAPLES

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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, whom are all results-oriented professionals.

SOME OF OUR SATISFIED CLIENTS:



**ROYAL
FARMS**



WSFS bank
We Stand For Service



Regency
Centers.



Bank of America.



IRON HILL
BREWERY & RESTAURANT



**DUNKIN'
DONUTS**



Express
EMPLOYMENT PROFESSIONALS

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