

# DEON SQUARE

510 S OXFORD VALLEY ROAD, FAIRLESS HILLS, PA, 19030



**MSC**

**6,572 AND 14,114 SF PRIME RETAIL AND MEDICAL SPACES AVAILABLE (CAN BE COMBINED)**



# DEON SQUARE



JOIN THESE TENANTS  
AMONG OTHERS!

**CVS**

**FINE WINE &  
GOOD SPIRITS**

*THE First*  
NATIONAL BANK & TRUST CO.  
OF NEWTOWN

**Auto  
Zone**

**Deon's  
1-STOP  
BEVERAGES**

JOIN THESE AREA TENANTS  
AND MANY MORE!

  
**Giant**

  
**ShopRite**

  
**DOLLAR TREE**

## PROPERTY DETAILS

- ▶ Dominant retail corridor on South Oxford Valley Road
- ▶ Excellent frontage and signalized access
- ▶ Co-tenancy and surrounding synergy with national retailers
- ▶ Immediate access to I-95, Route 13, and Pennsylvania Turnpike

## DEMOGRAPHICS

### EST. POPULATION

1 mi **13,587**

3 mi **94,770**

5 mi **200,376**

### MEDIAN HH INCOME

1 mi **\$87,520**

3 mi **\$104,391**

5 mi **\$109,382**



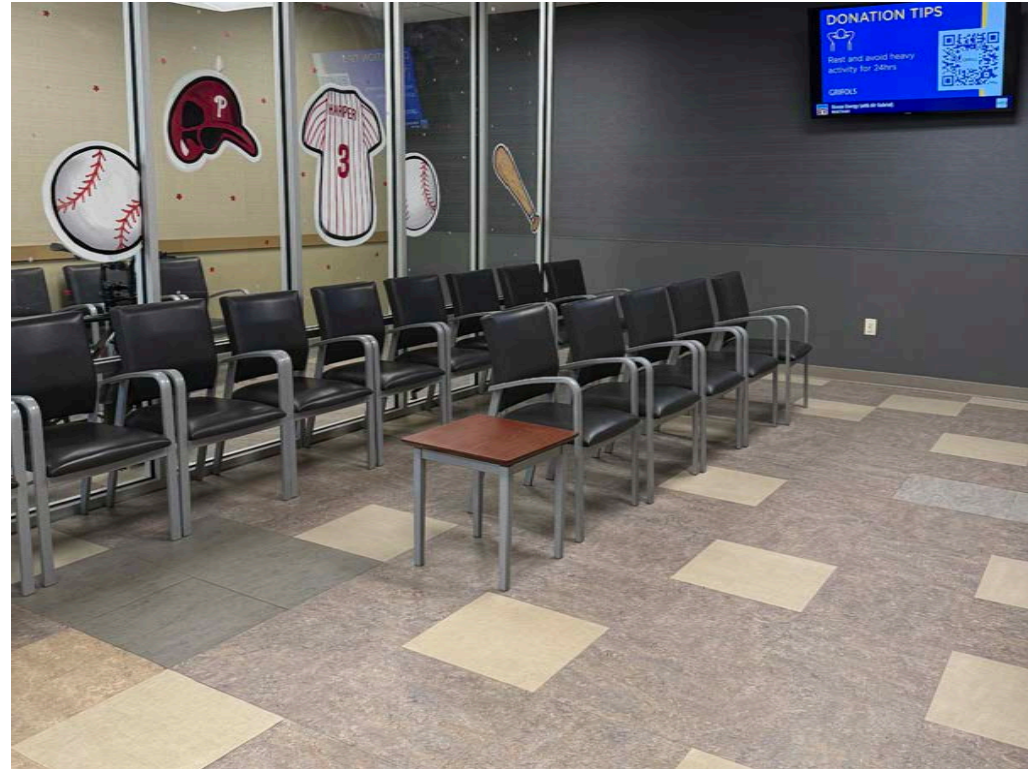
**FORMER GILFOIL  
PLASMA CENTER**

**SMILE CULTURE  
DENTAL**

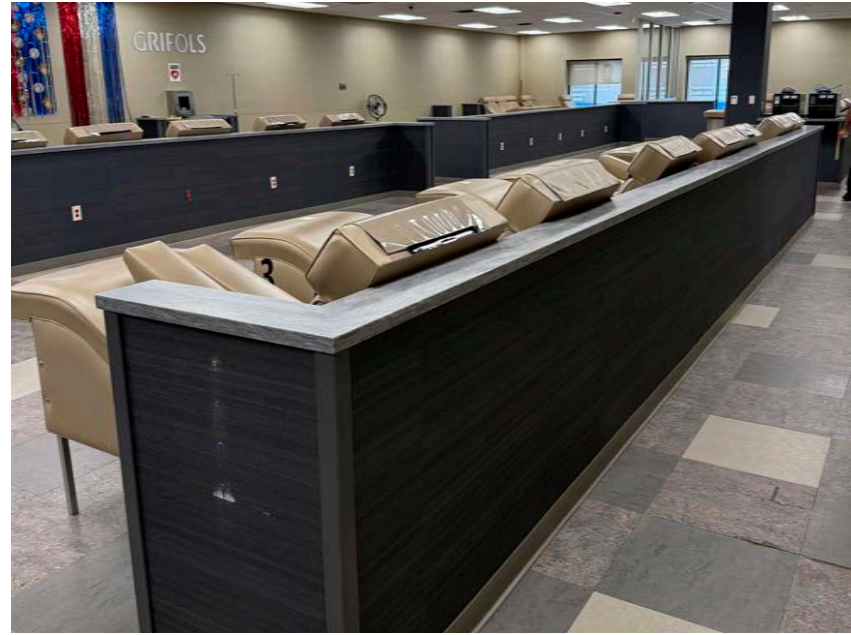
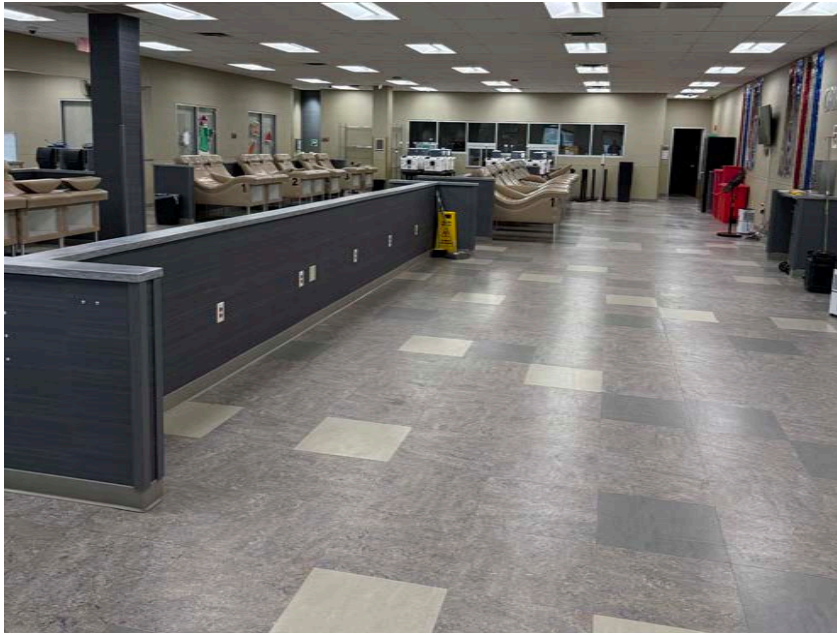
**SOUTH OXFORD VALLEY ROAD (15,400 AADT)**

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# INTERIOR PICTURES - GILFOIL SPACE

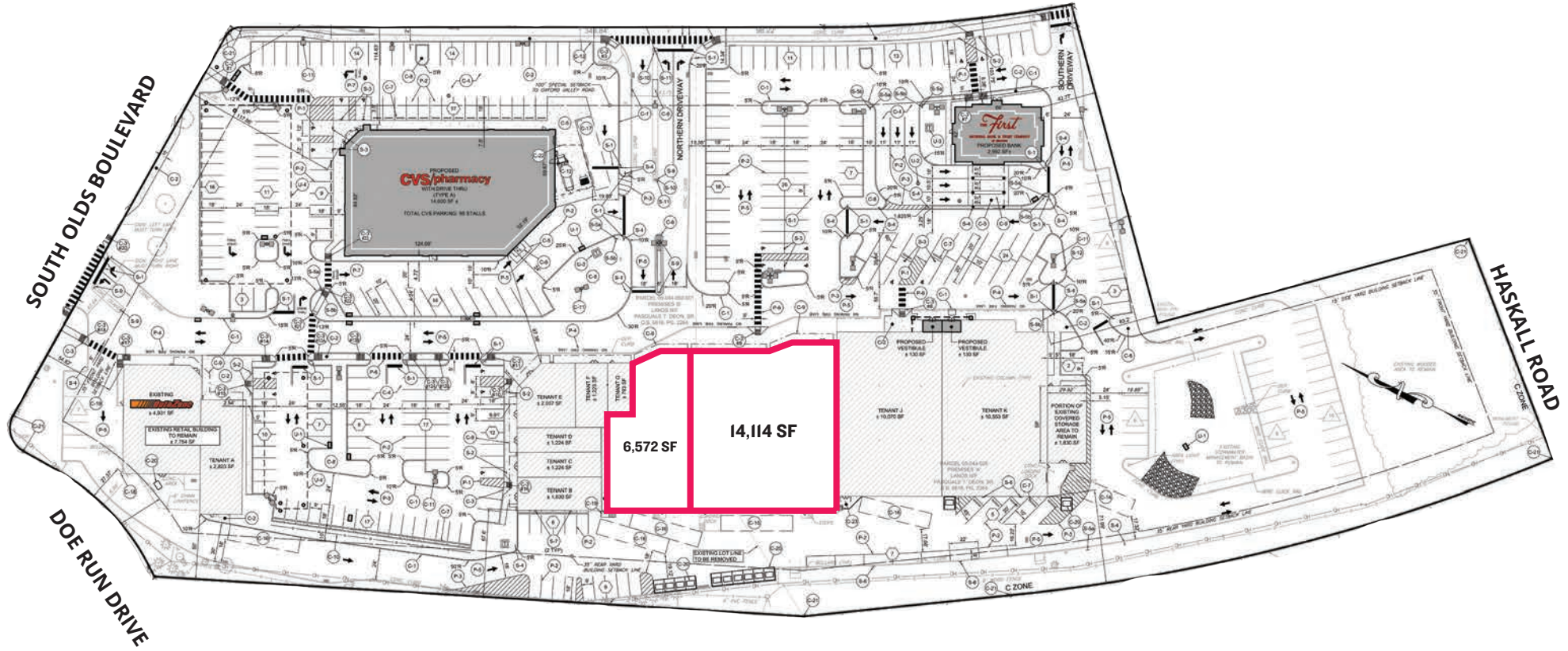


# INTERIOR PICTURES - GILFOIL SPACE



# SITE PLAN

## SOUTH OXFORD VALLEY ROAD



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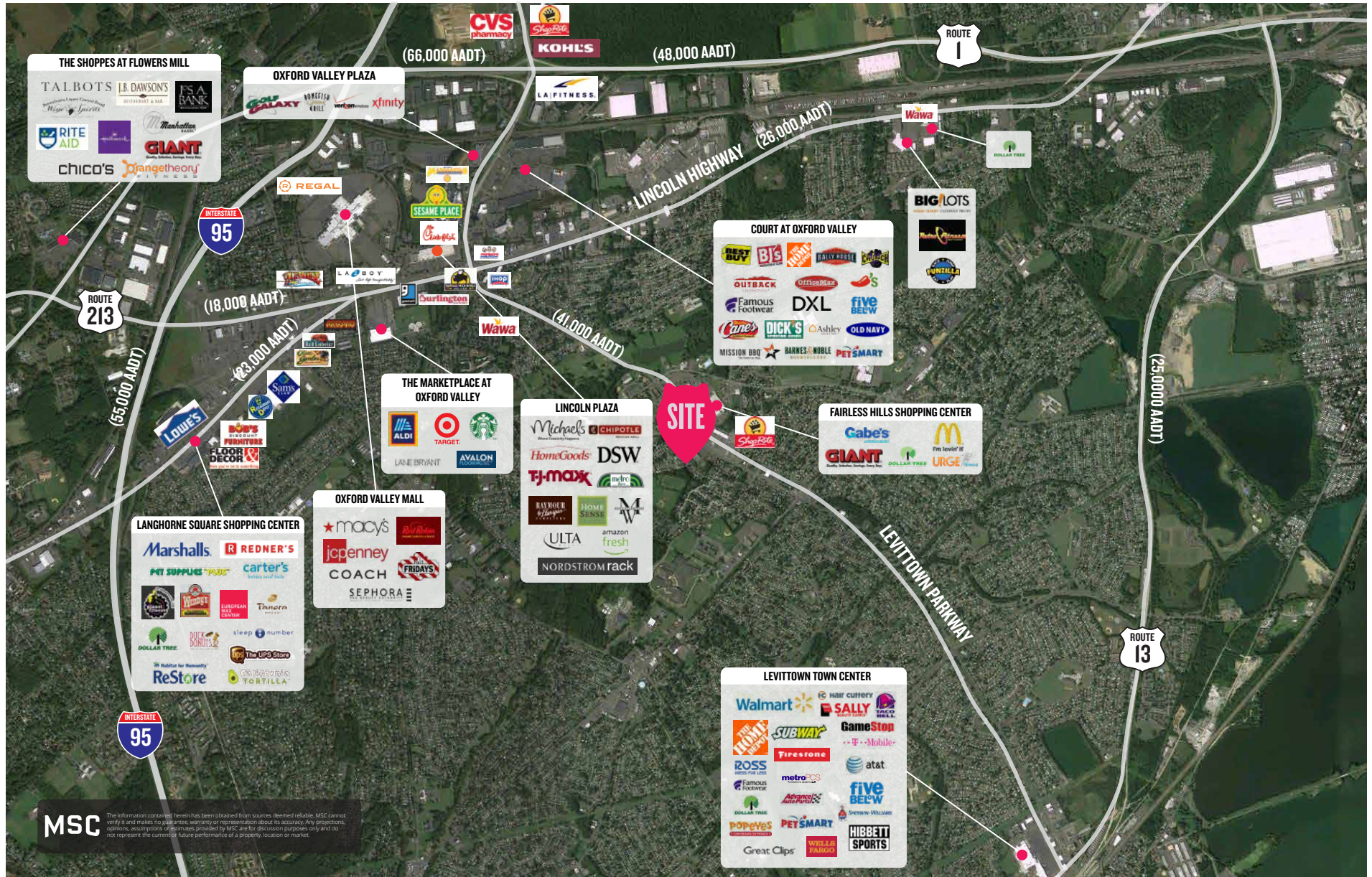
AVAILABLE  
SPACES

**6,572 SF AND 14,114 SF AVAILABLE  
(CAN BE COMBINED)**



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# MARKET AERIAL



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ZOOMED AERIAL



# MSC

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