

963-969 Street Road

Southampton, PA 18966-4728



## MULTIPLE LEASING OPPORTUNITIES IN WELL LOCATED OFFICE COMPLEX

### 963 Street Road Availabilities

- Available Space: 1,443 SF & 1,451 SF
- Building Size: 12,000 SF
- Lease Rate: \$12.00 - \$20.00 SF

### 969 Street Road Availabilities

- Available SF: 3,328 SF
- Building Size: 12,000 SF
- Lease Rate: \$15.00 SF/yr (NNN)



# MULTIPLE LEASING OPPORTUNITIES IN WELL LOCATED OFFICE COMPLEX



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## Property Highlights

- ±2,894 total SF available in this office building
- Suite 103 is a former surgery center and has 1,443 SF available
- Recent renovations to the suite include new ceiling and lighting
- Old flooring has been removed and new flooring can be suited to tenant
- Suite 103 is ground floor space directly accessible from the parking lot
- Suite 201 has ±1,451 SF on the second floor
  - *It is walk-up space with windows on three sides providing abundant light*
- Suite 201 has large offices which lend it to executive space or bullpen areas

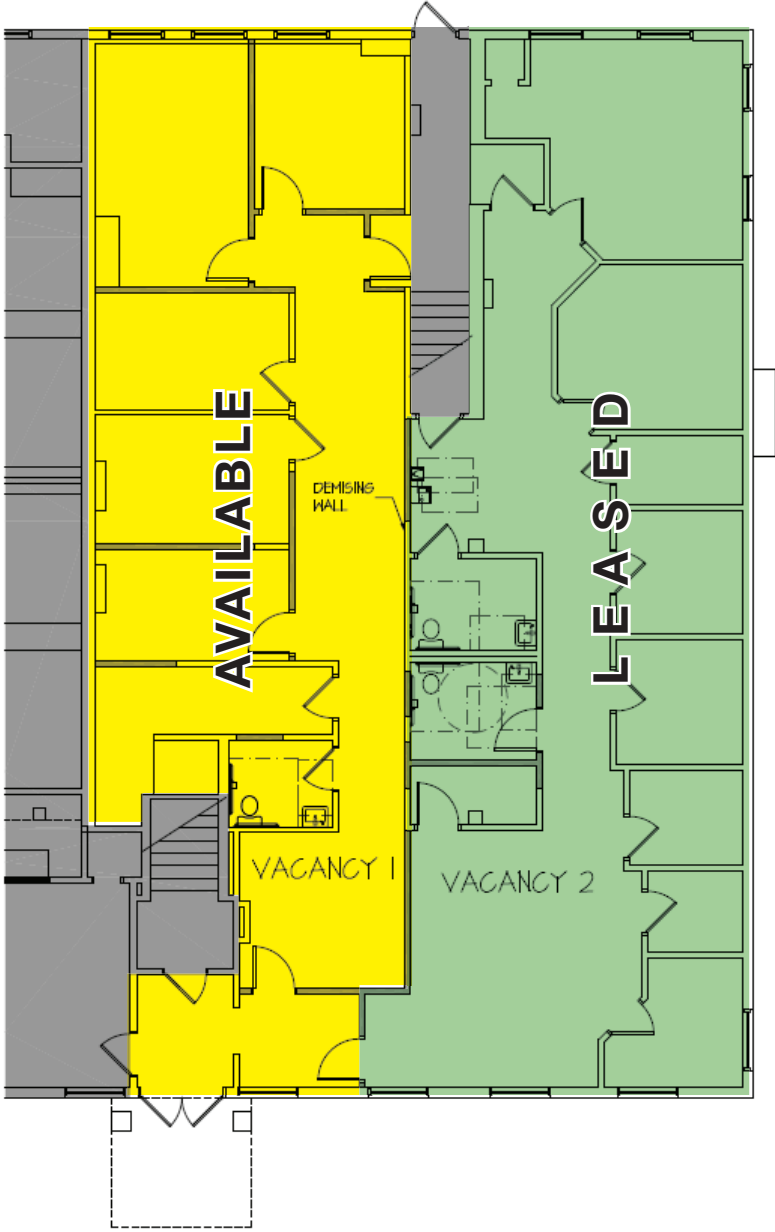
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## Suite 103 Demised Options

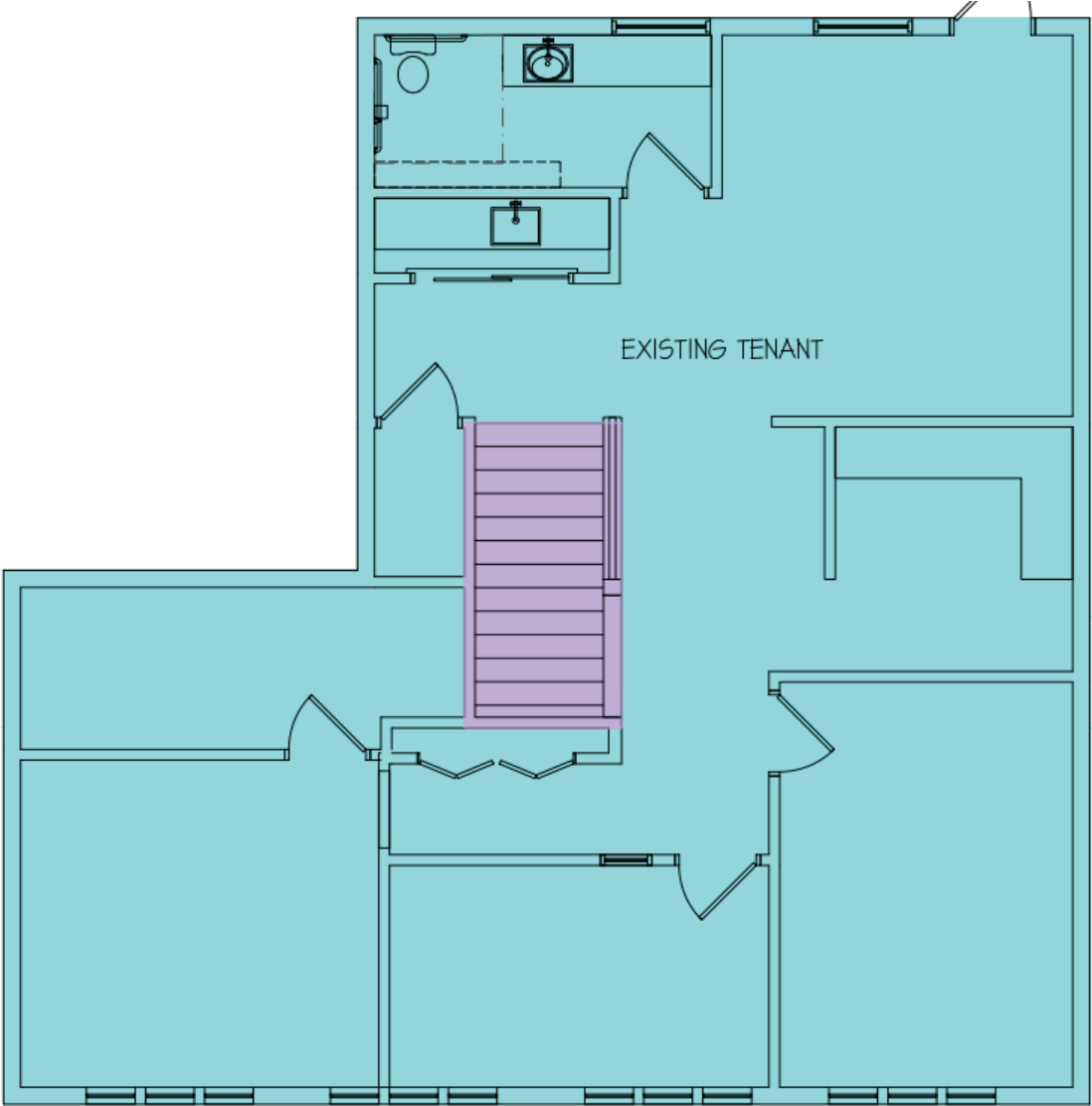
1,443 RSF  
Available

Leased



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Suite 201





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## Photos





# OFFICE SPACE & GARAGE SPACE FOR LEASE



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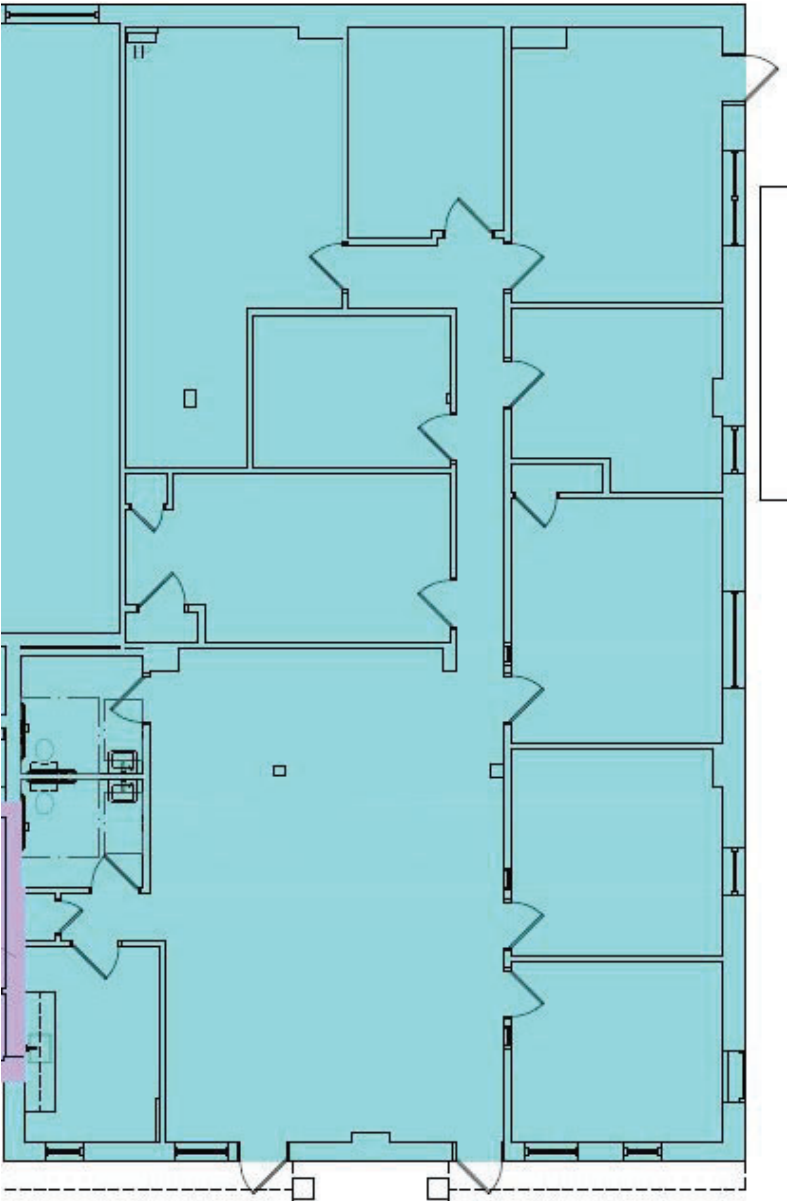


## Property Highlights

- Professional office space and garage space for lease in well located office complex
- ± 3,328 SF of turnkey professional office space on 1st floor
- 7-8 Private offices and large bullpen area
- Large kitchen area
- Large storage and copy room
- Men's and women's restrooms
- Space accessible directly from parking lot
- 1 and 3 car garage space also available from \$500-\$600/month

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1st floor : ±3,328 SF





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## Photos





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Population	0.25 Mile	0.5 Miles	1 Miles
Total Population	6,555	63,409	202,030
Average Age	51.5	47.0	45.2
Average Age (Male)	49.2	46.1	43.2
Average Age (Female)	53.1	48.1	46.3

Households & Income	0.25 Mile	0.5 Miles	1 Miles
Total Households	2,921	25,518	81,019
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$96,526	\$107,379	\$101,752
Average House Value	\$331,416	\$340,465	\$316,738

