



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 (NNN)

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



963 Street Road | Southampton, PA 18966-4728



Property Highlights

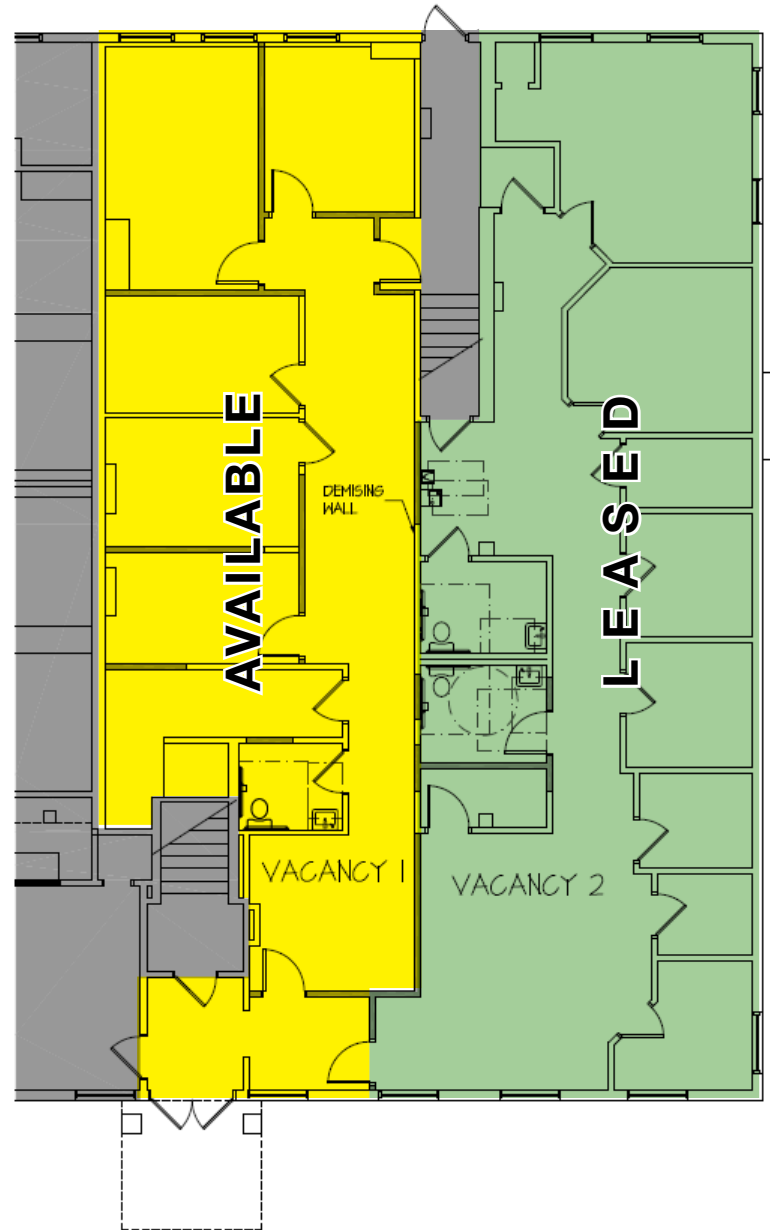
- $\pm 2,894$ total SF available in this office building
- Suite 103 is a former surgery center and has 1,443 SF available
- Recent renovations to the suite include new ceiling and lighting
- Old flooring has been removed and new flooring can be suited to tenant
- Suite 103 is ground floor space directly accessible from the parking lot
- Suite 201 has $\pm 1,451$ 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

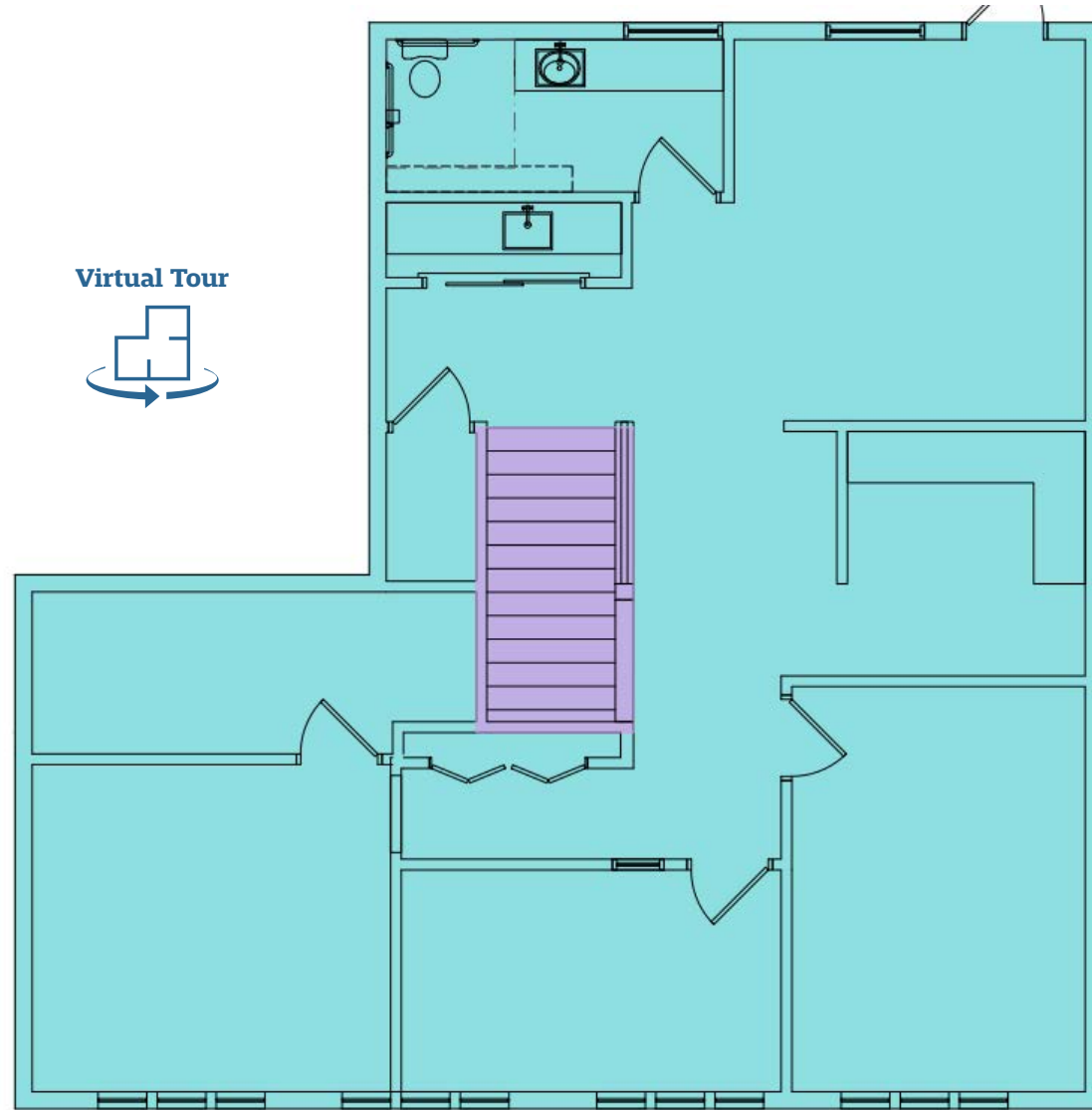
1,443 RSF
Available

Leased



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Suite 201: 1,451 SF



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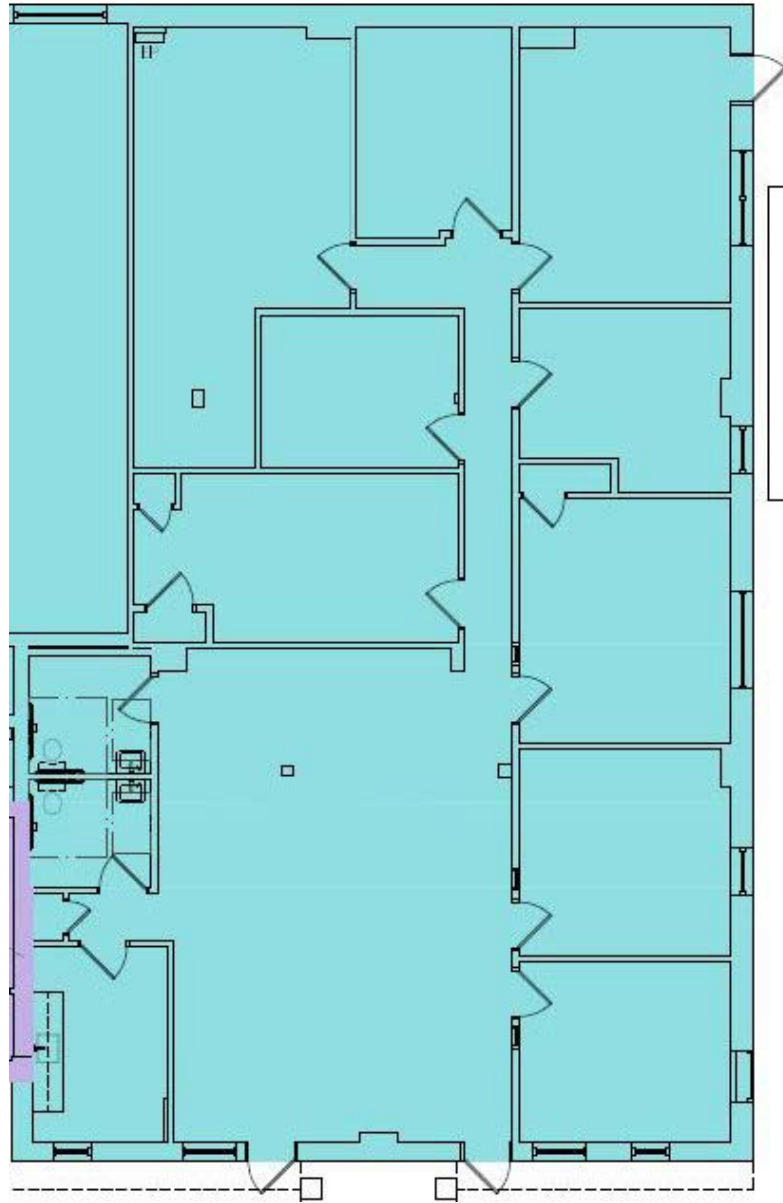
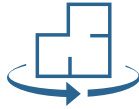
Photos



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1st floor : ±3,328 SF

Virtual Tour

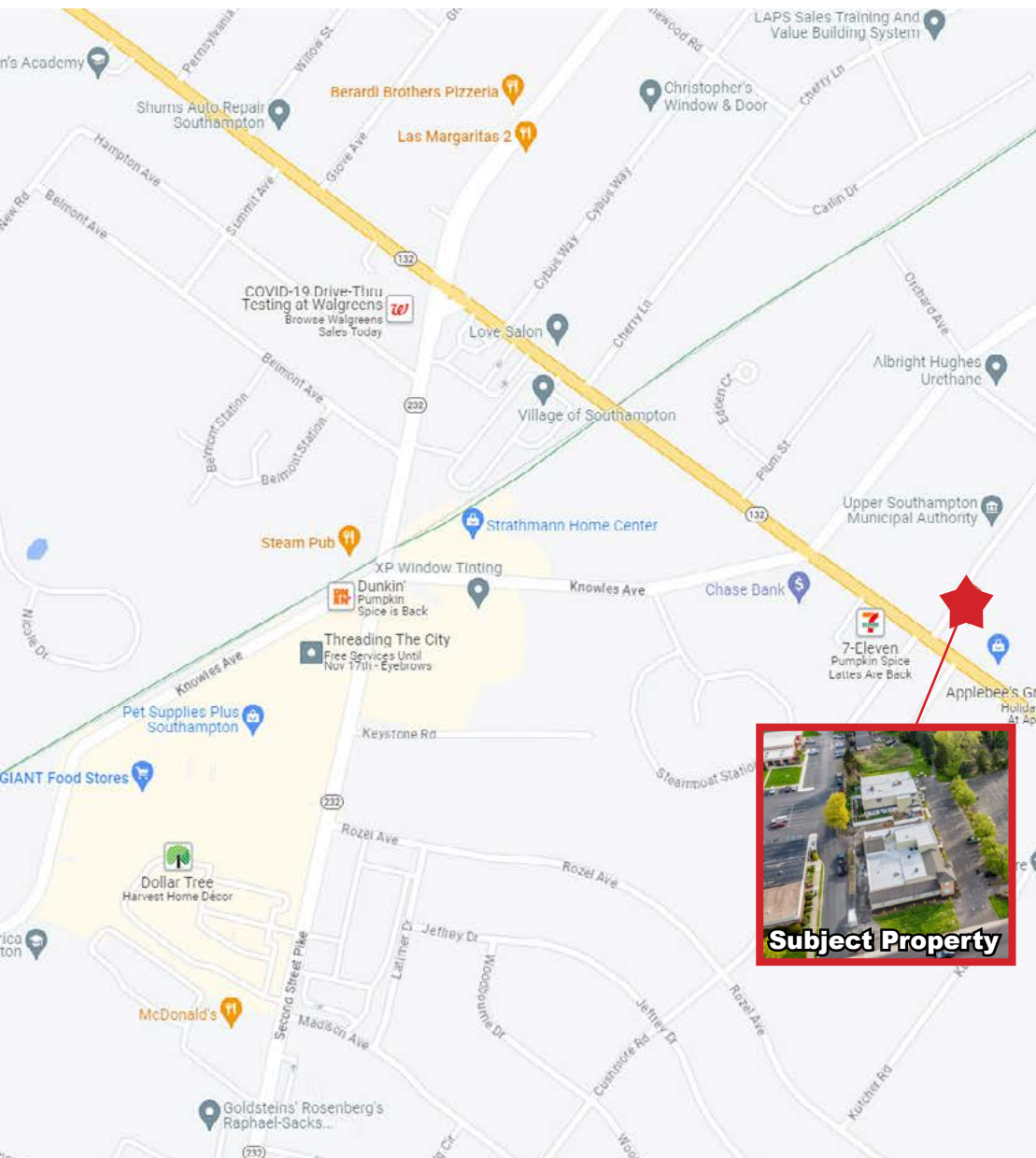


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Photos



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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