



**MULTIPLE LEASING OPPORTUNITIES IN WELL LOCATED RETAIL/OFFICE/MEDICAL COMPLEX**

- Building Size: 12,000 SF



**Availabilities**

Suite	RSF	Rate	Date Available
101	3,500	Negotiable	<b>August 1, 2027</b>
103	1,443	Negotiable	Immediately
201	1,451	\$15/SF +U	Immediately



**MULTIPLE LEASING OPPORTUNITIES IN WELL LOCATED RETAIL/OFFICE/MEDICAL COMPLEX**



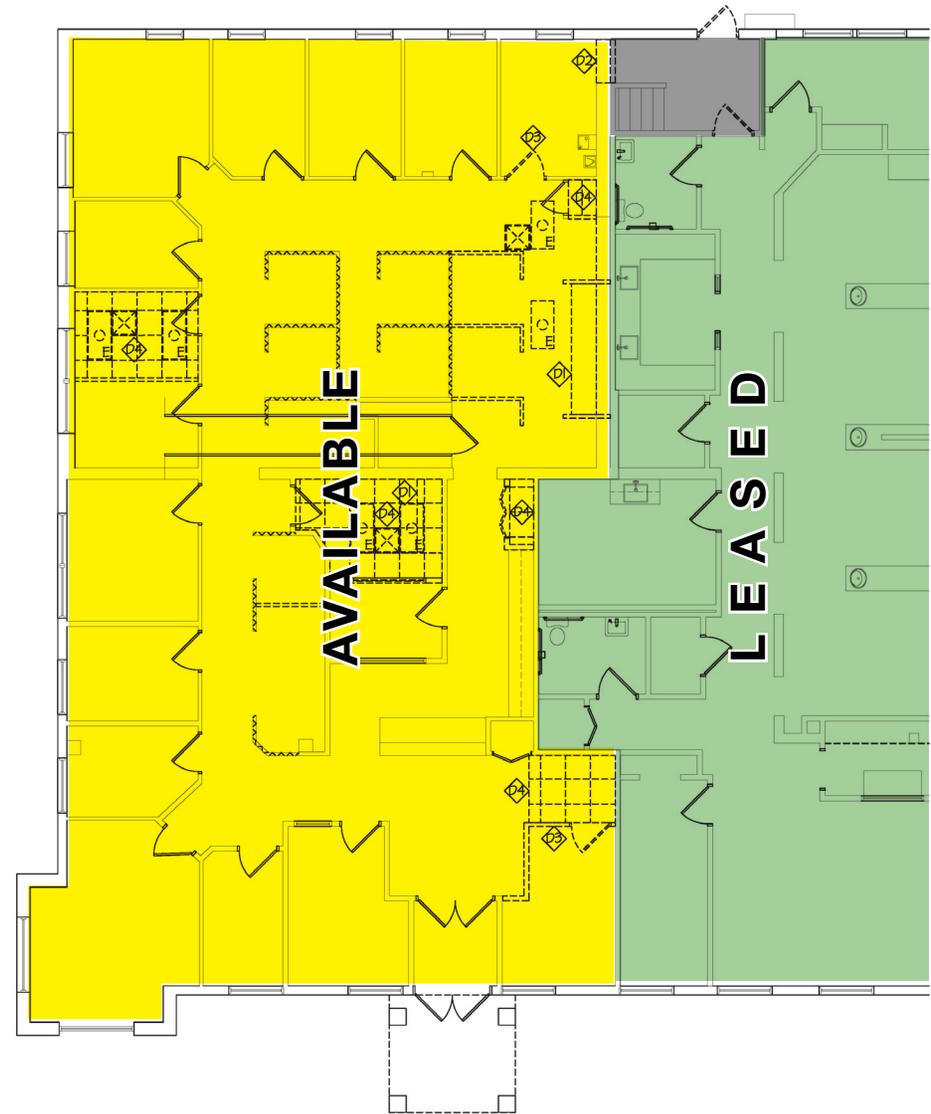
**Property Highlights**

- ±6,394 RSF available in this building
- Suite 101 is beautifully appointed office space with over 100 feet of road frontage  
**Available August 1, 2027**
- Suite 103 is ground floor space directly accessible from the parking lot
- Suite 201 has ±1,451 SF on the second floor  
- *Walk-up space with oversized executive offices and windows providing*

## Suite 101 - Proposed Layout Plan

### Space Highlights

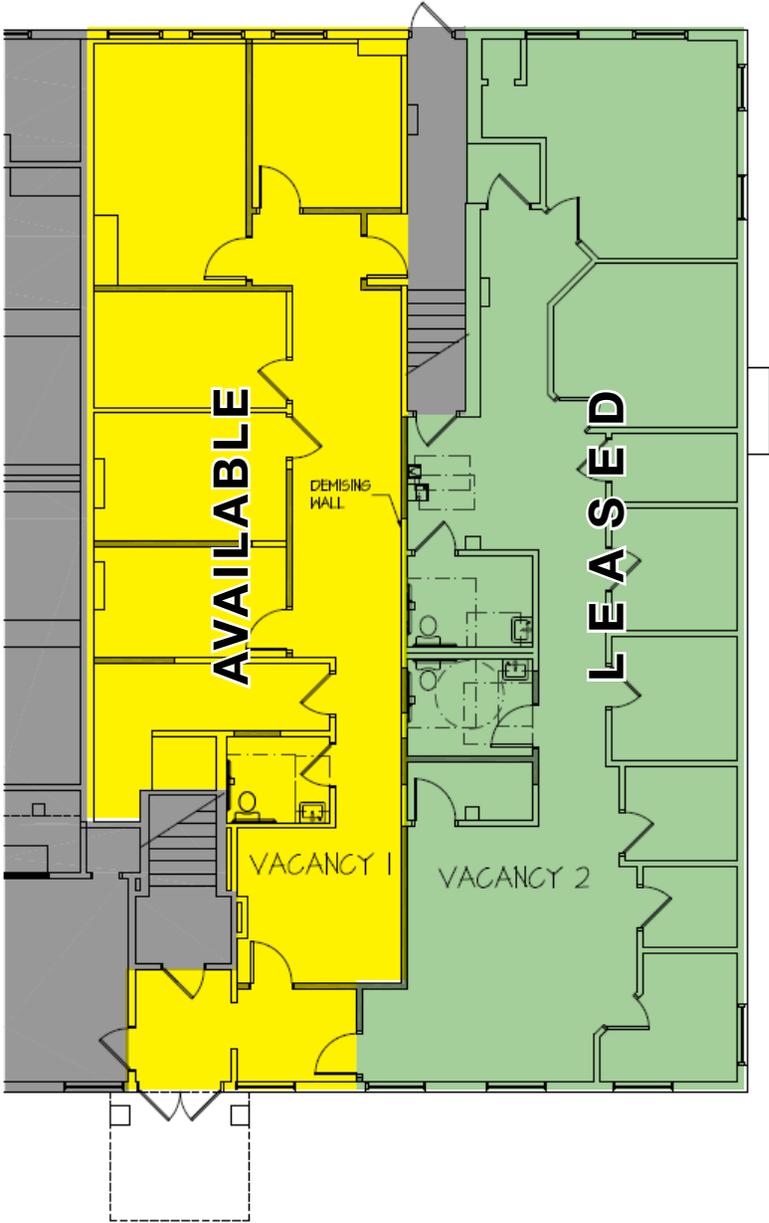
- **Available August 1, 2027**
- 3,500 RSF of beautifully appointed office or retail/medical conversion space.
- Over 100 feet of road frontage on Street Road in Upper Southampton
- End unit with incredible business visibility opportunity
- Space includes approximately 500 SF of basement storage



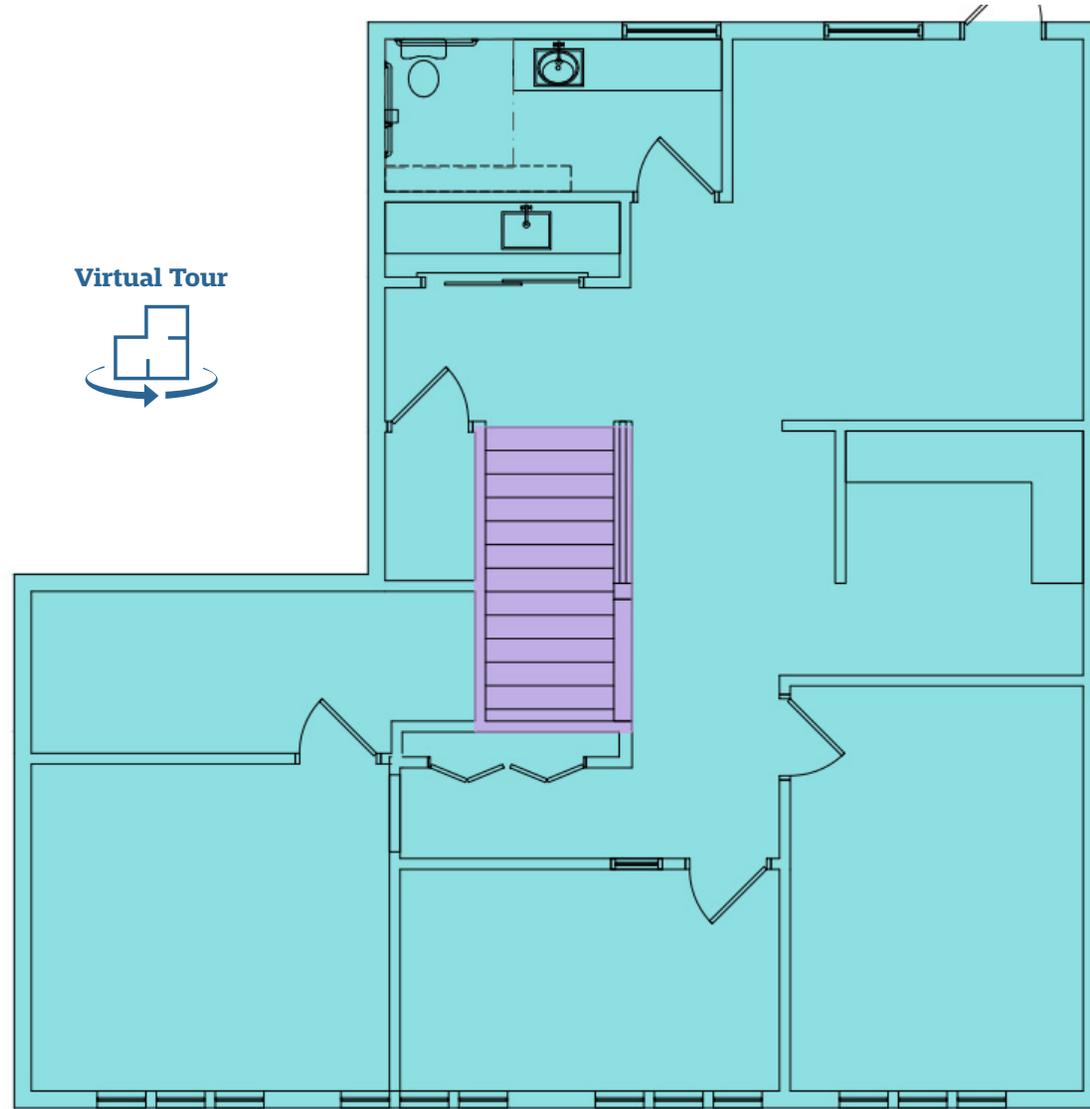
Suite 103 Demised Options

1,443 RSF Available

Leased



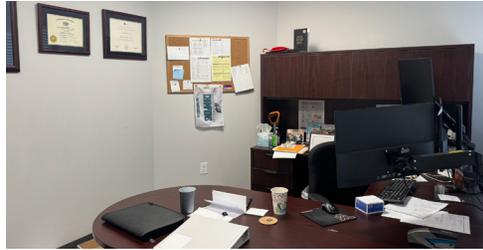
Suite 201: 1,451 SF



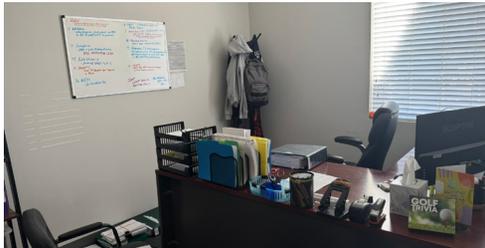
Photos

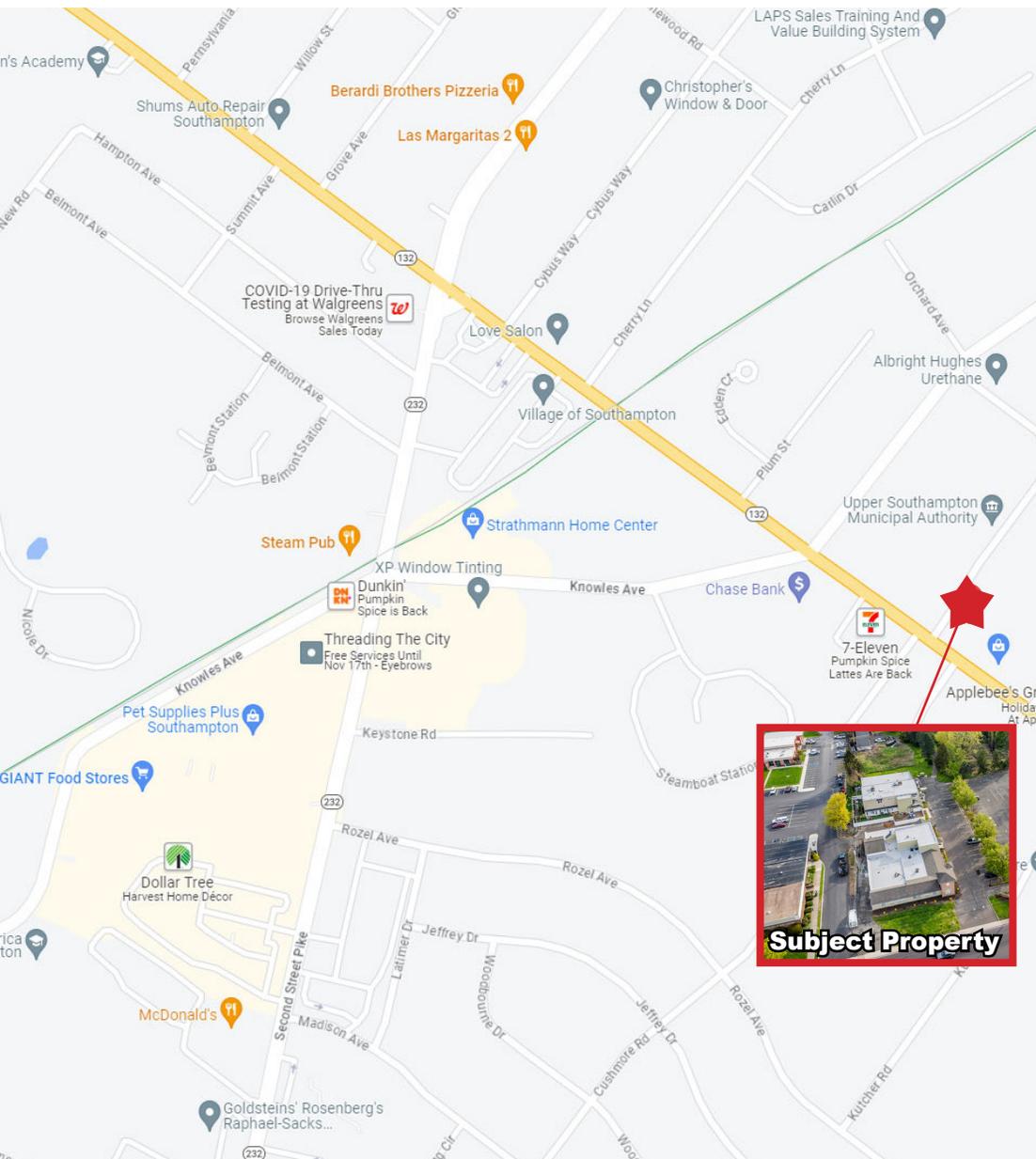


Suite 101 Photos



## Suite 101 Photos (continued)





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



**Subject Property**