



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



### 963 Street Road Availabilities

- Suite 101: 3,500 RSF
- Suite 103: 1,443 RSF
- Suite 201: 1,451 RSF
- Building Size: 12,000 SF
- Lease Rate: \$12.00-\$20.00 SF (NNN)





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



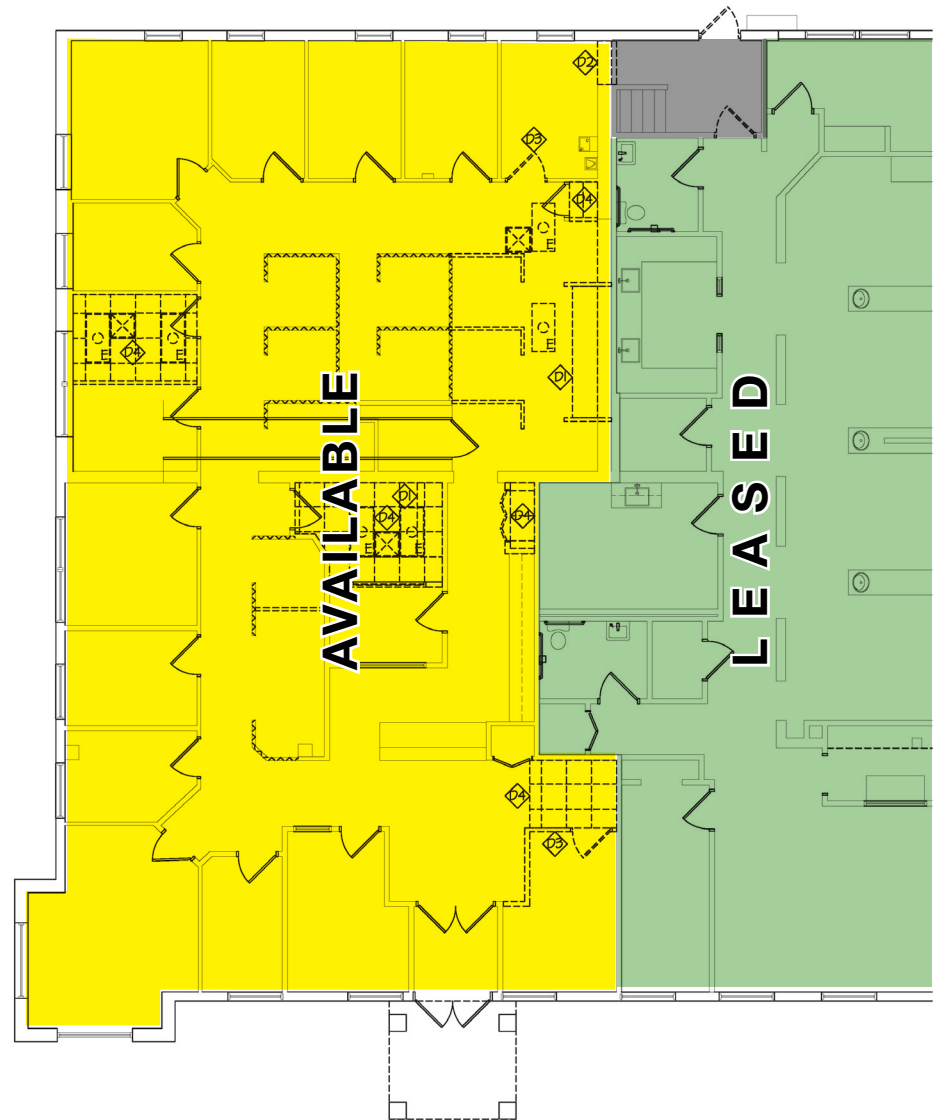
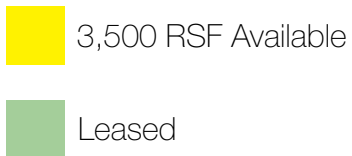
**Property Highlights**

- ±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

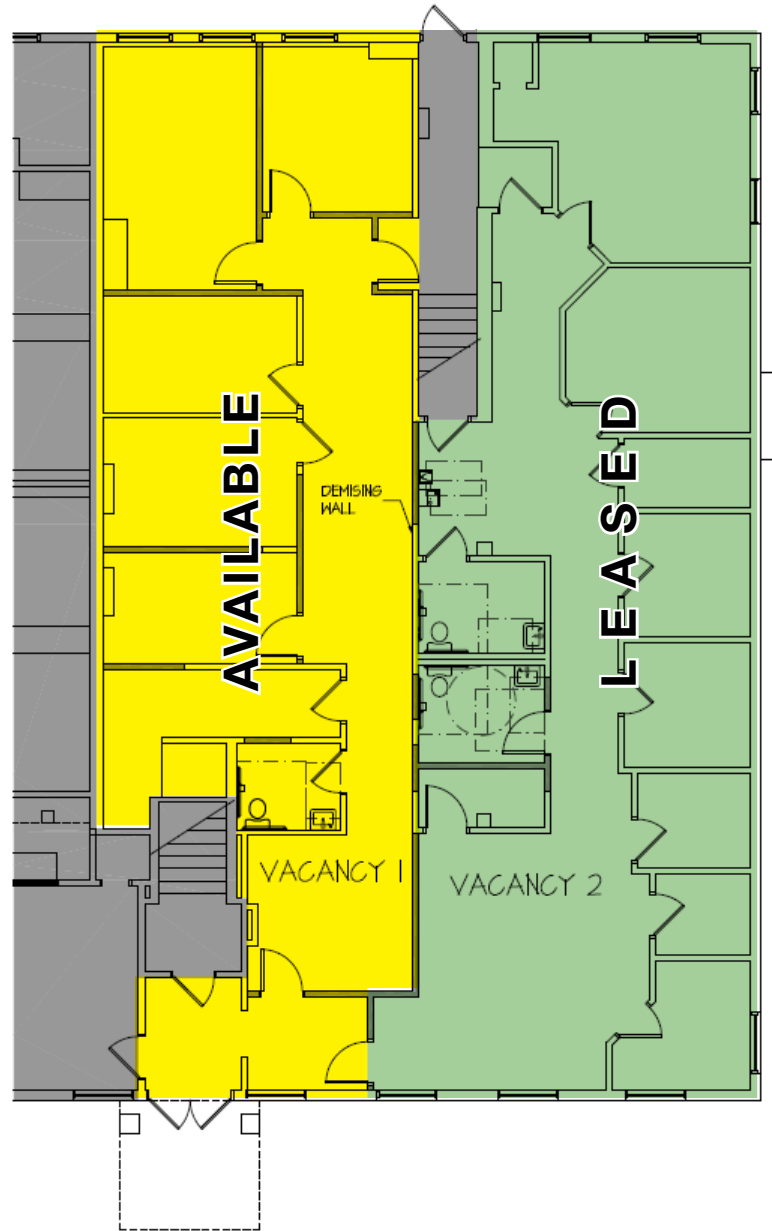
- **Available August 1, 2027**
- 3,500 RSF of beautifully appointed office or retail/medical conversion space.
- Over 100 feet of road frontage on Street Road in Upper Southampton
- End unit with incredible business visibility opportunity
- Space includes approximately 500 SF of basement storage



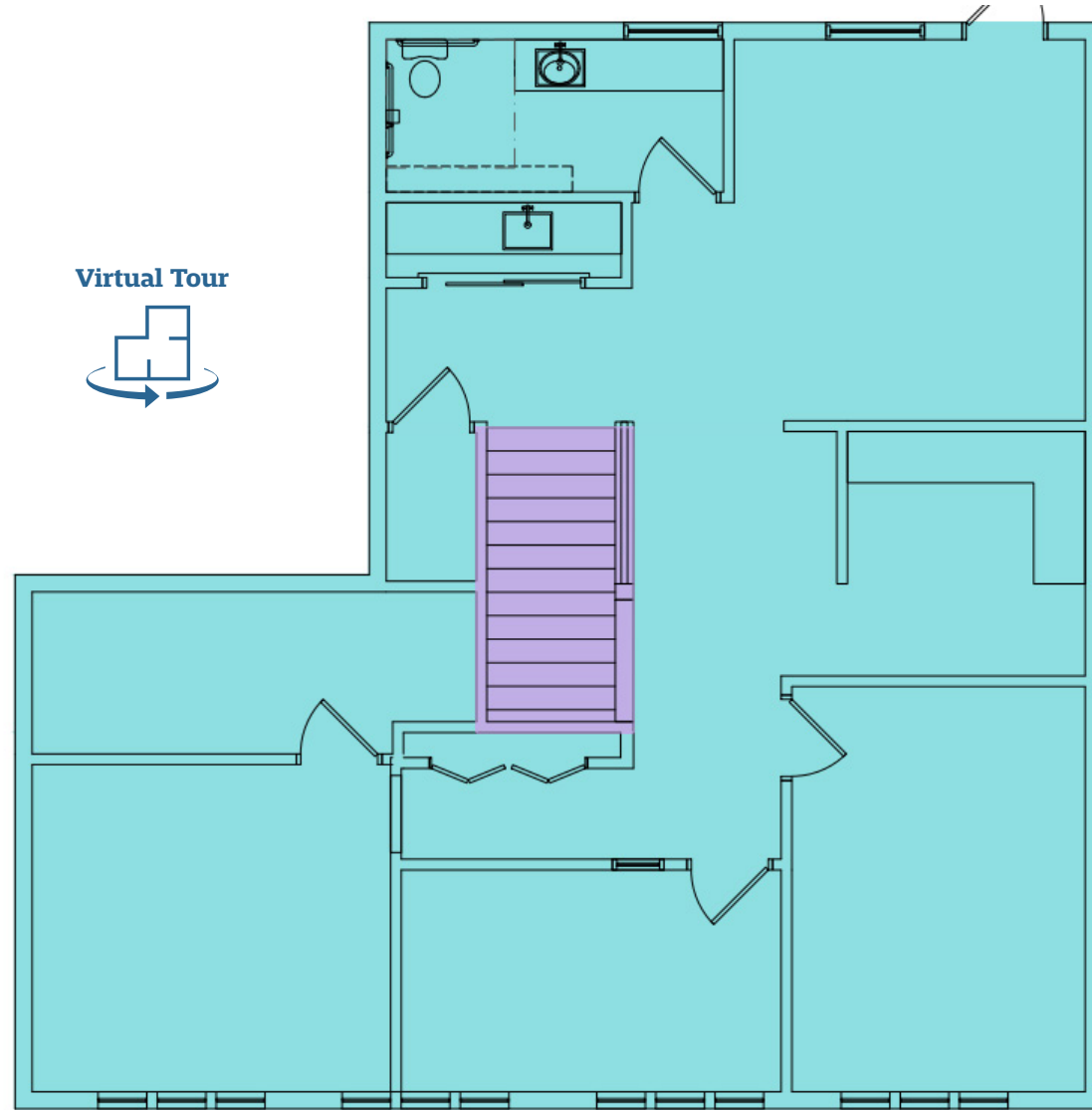
## Suite 103 Demised Options

1,443 RSF  
Available

Leased



Suite 201: 1,451 SF





Photos



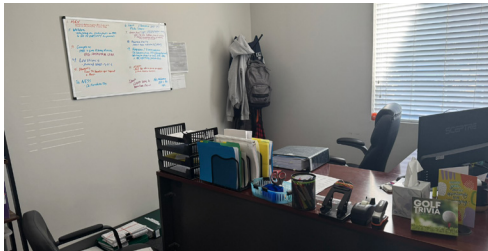


## Suite 101 Photos



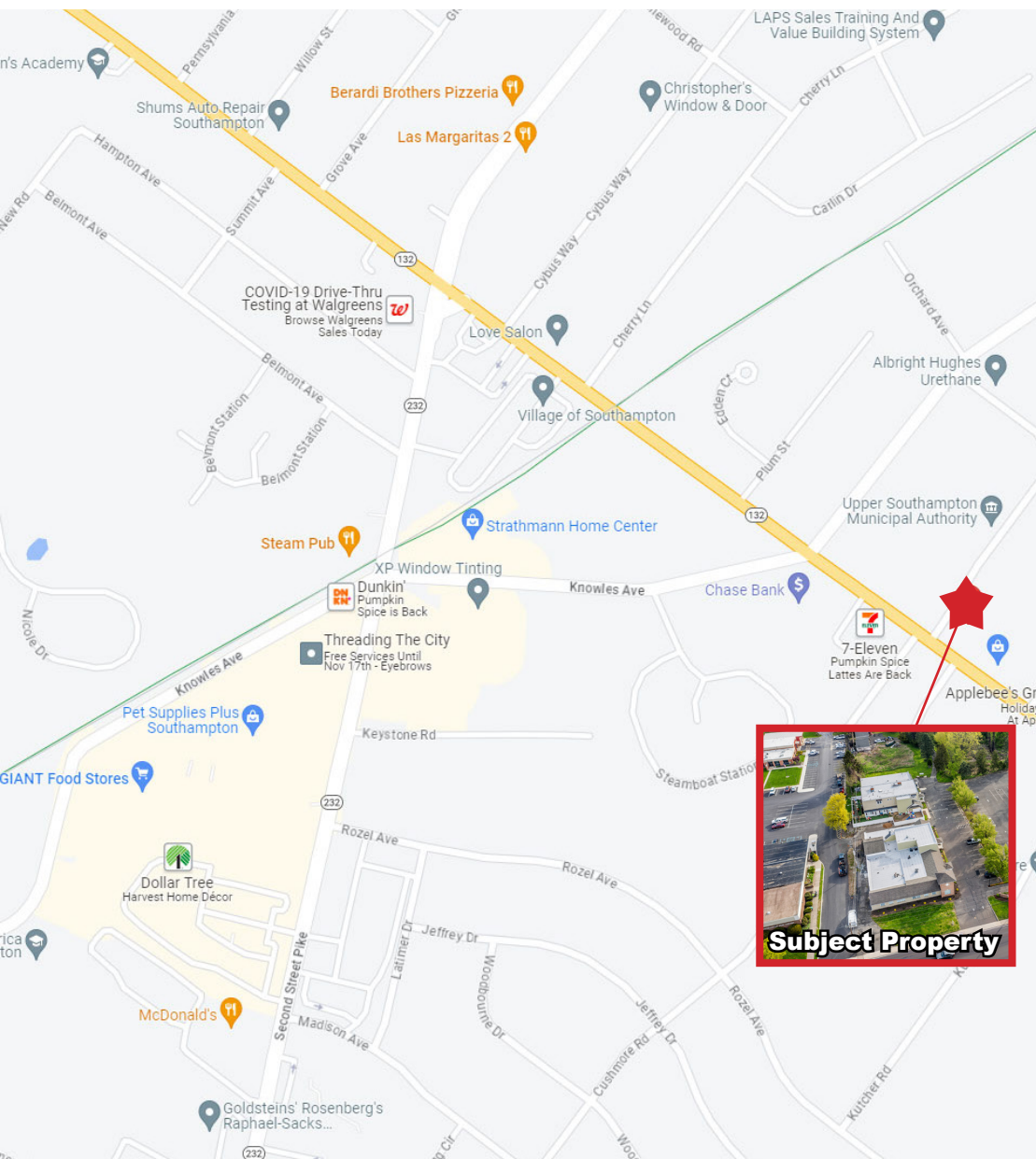


## Suite 101 Photos (continued)





# 963 Street Road | Southampton, PA 18966-4728



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