



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

OFFICE SPACE & GARAGE SPACE FOR LEASE

969 STREET ROAD SOUTHAMPTON, PA 18966

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Professional Office Space & Garage Space For Lease in Well Located Office Complex!

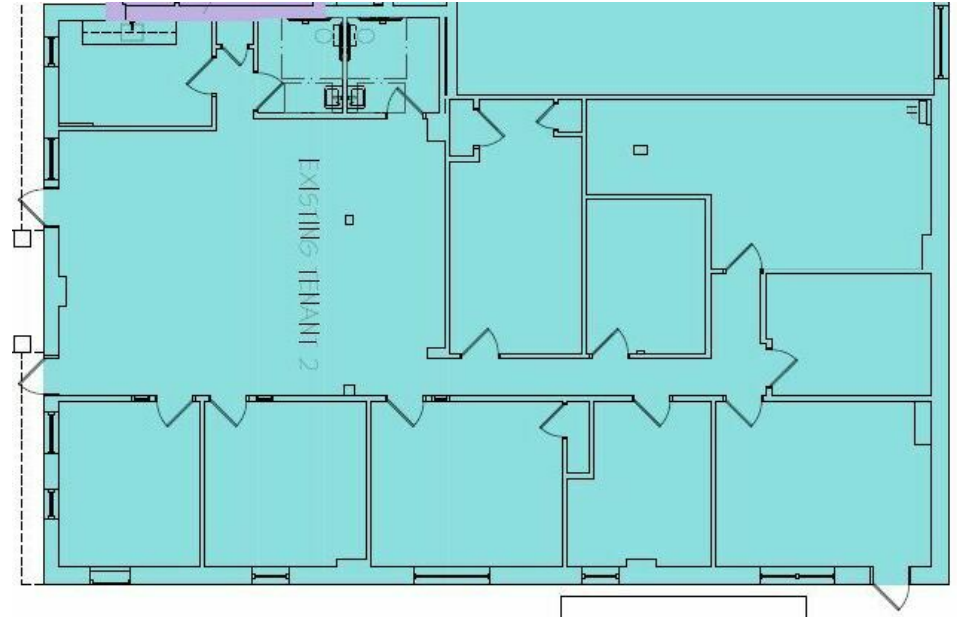
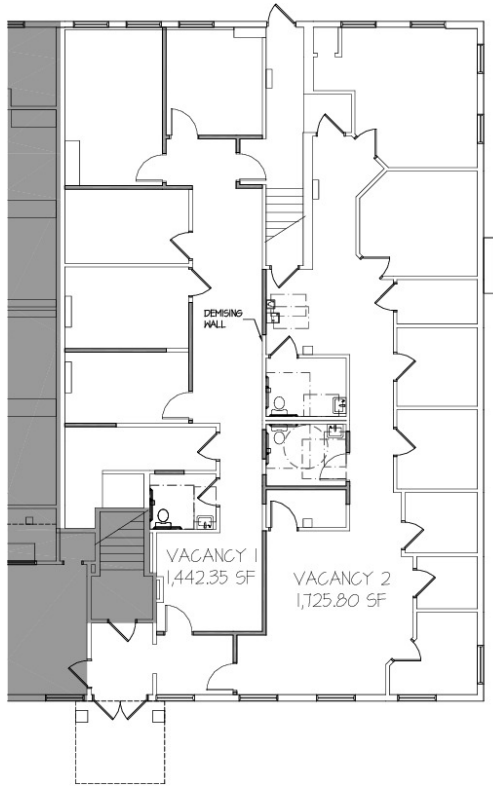
PROPERTY HIGHLIGHTS

- Professional Office Space & Garage Space Available
- +/- 3,328 SF of Turnkey Professional Office Space On First Floor
- 7-8 Private Offices & Large Bullpen Area
- Large Kitchen Area
- Large Storage & Copy Room
- Men's & Women's Restrooms
- Space Accessible Directly From Parking Lot
- 1 & 3 Car Garage Space Also Available From \$500-\$600/Month

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,328 SF
Building Size:	12,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	720	2,928
Total Population	477	1,695	6,575
Average HH Income	\$117,894	\$109,339	\$96,437



DRAWN BY: JLK
SCALE: 1/8" = 1'-0"

DATE: 05.24.2023

EX01

BUILDING "A"- FIRST FLOOR
VACANCY 1 AND 2
963 STREET RD.
SOUTHAMPTON, PA 18966

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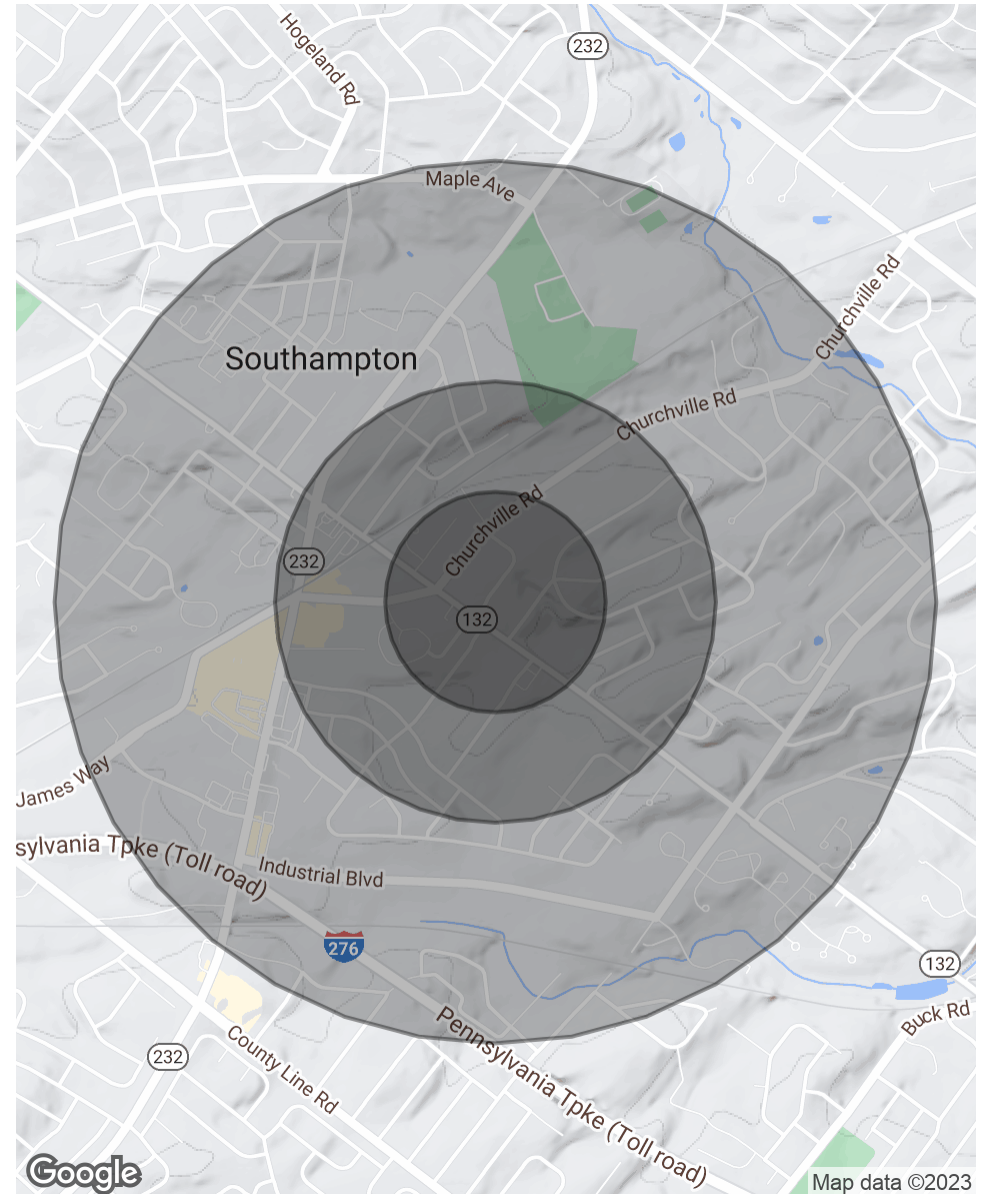
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	477	1,695	6,575
Average Age	51.8	51.8	51.5
Average Age (Male)	50.8	50.3	49.3
Average Age (Female)	53.2	53.3	53.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	720	2,928
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$117,894	\$109,339	\$96,437
Average House Value	\$341,552	\$331,577	\$330,885

* Demographic data derived from 2020 ACS - US Census





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PA #RS332218

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