

# FORMER WENDY'S 295 2ND STREET PIKE

SOUTHAMPTON, PA

±2,646 SF ON ±3.28 ACRES AVAILABLE FOR SALE OR LEASE



## property highlights.

- Asking \$1.5 Million  
RET - \$22,000 (2018)  
Zoning - RS (Retail/Service)
- Free standing former Wendy's for sale or lease with drive-thru accessibility
- Well-positioned on 2nd Street Pike (Route 232) with 16,984 VPD
- Easily accessible to Street Road and County Line Road
- Perfect for fast food, financial institution, restaurants and medical
- Large parking field 82 parking spaces

## stats.

2018 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,165	64,275	216,538
EST. HOUSEHOLDS	2,893	24,880	82,811
EST. AVG. HH INCOME	\$110,381	\$101,654	\$100,011

2ND STREET PIKE TRAFFIC COUNT: 16,984 VPD \*ESRI 2018



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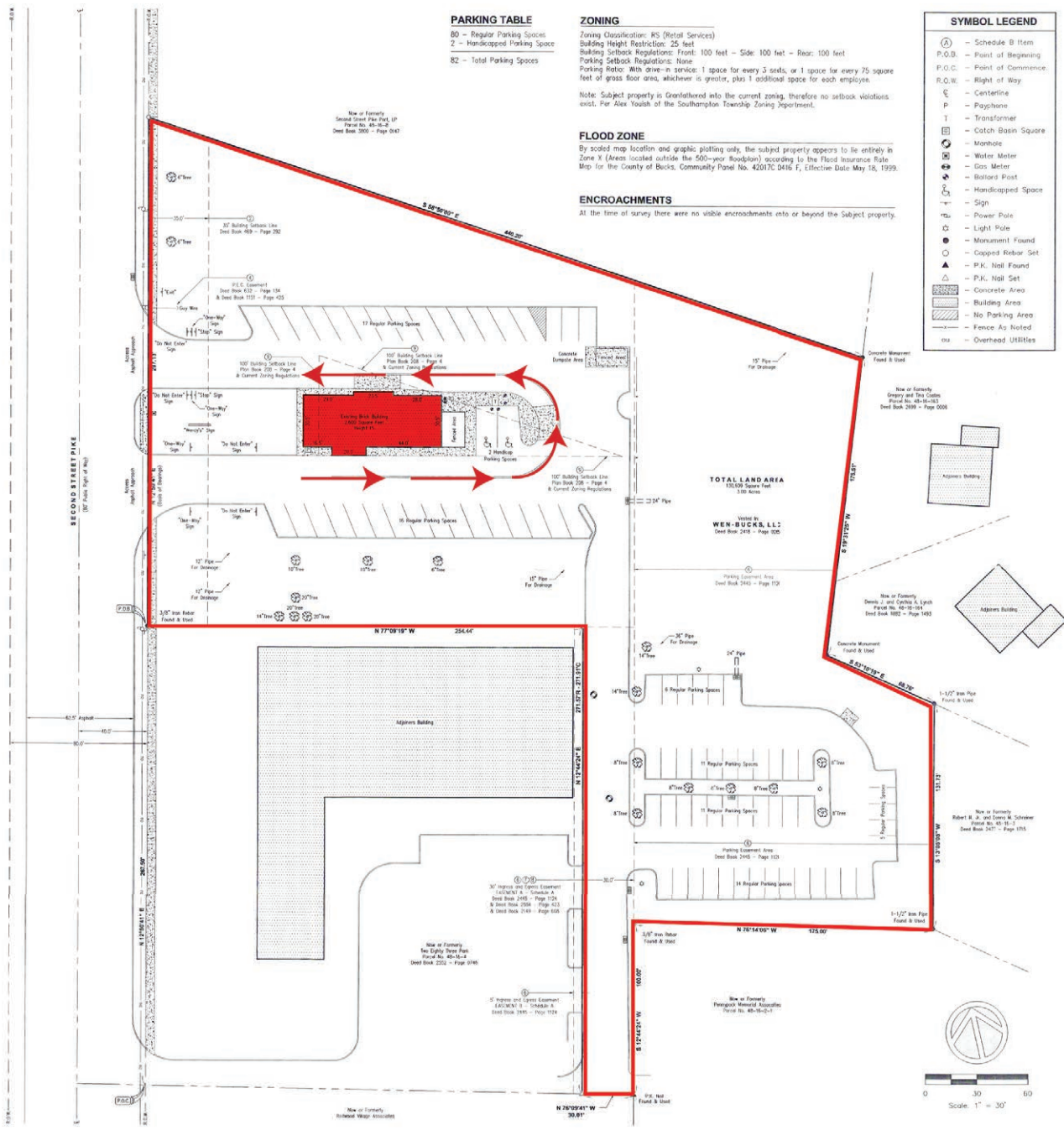
## get in touch.

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**PARKING TABLE**

- 80 - Regular Parking Spaces
- Z - Handicapped Parking Space
- 82 - Total Parking Spaces

**ZONING**

Zoning Classification: RS (Retail Services)  
 Building Height Restriction: 25 feet  
 Building Setback Regulations: Front: 100 feet - Side: 100 feet - Rear: 100 feet  
 Parking Setback Regulations: None  
 Parking Ratio: With drive-in service: 1 space for every 3 seats, or 1 space for every 75 square feet of gross floor area, whichever is greater, plus 1 additional space for each employee.  
 Note: Subject property is grandfathered into the current zoning, therefore no setback violations exist. For Area Youth of the Southampton Township Zoning Department.

**FLOOD ZONE**

By aaded map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Areas located outside the 500-year floodplain) according to the Flood Insurance Rate Map for the County of Bucks, Community Panel No. 42017C-0416 F, Effective Date May 18, 1999.

**ENCROACHMENTS**

All the time of survey there were no visible encroachments onto or beyond the Subject property.

**SYMBOL LEGEND**

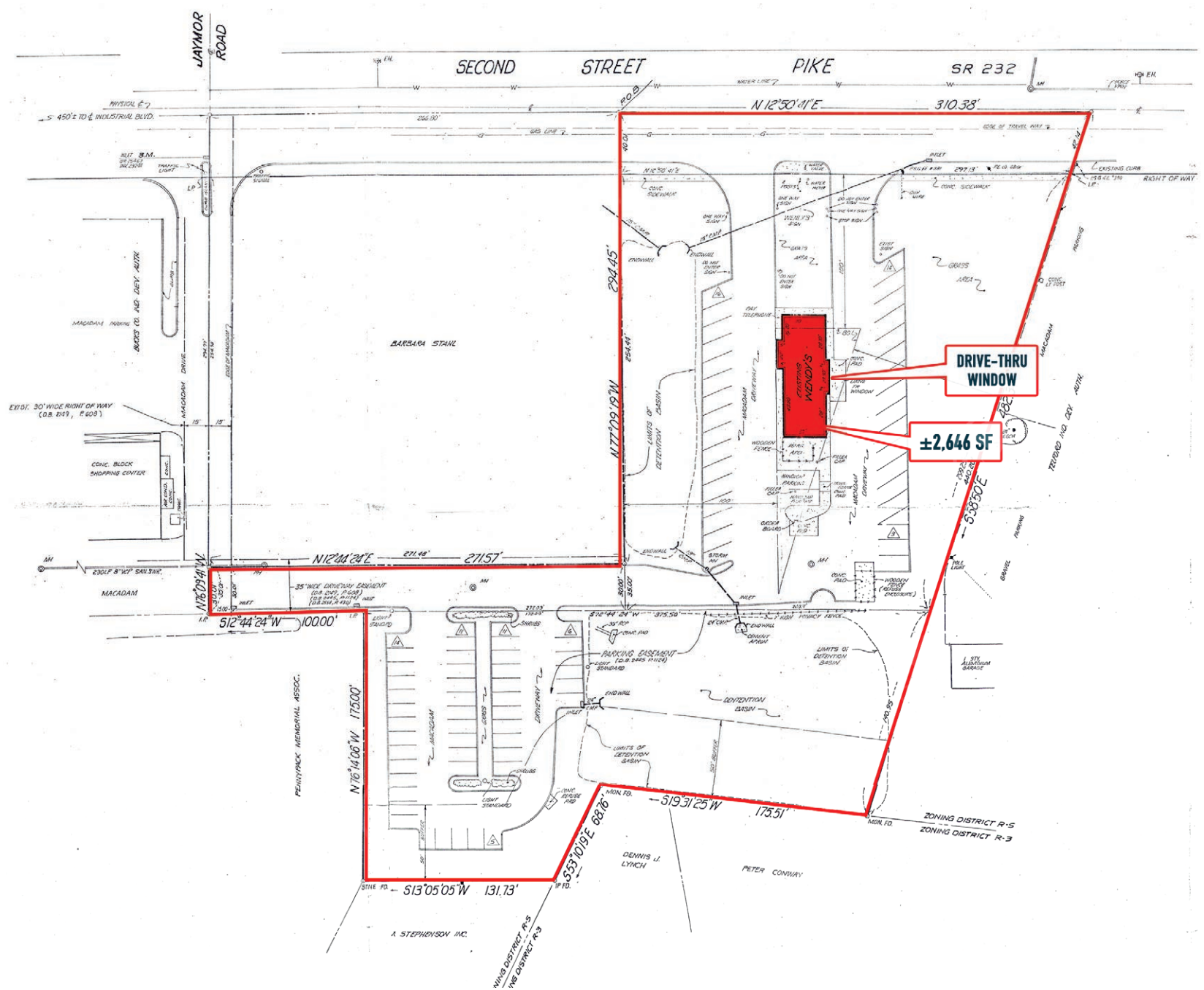
- (S) - Schedule B Item
- P.O.B. - Point of Beginning
- F.O.C. - Point of Commencement
- R.O.W. - Right of Way
- C - Centerline
- P - Payphone
- T - Transformer
- - Catch Basin Square
- - Manhole
- ⊕ - Water Meter
- ⊕ - Gas Meter
- ⊕ - Ballast Post
- ⊕ - Handicapped Space
- ⊕ - Sign
- ⊕ - Power Pole
- ⊕ - Light Pole
- ⊕ - Monument Found
- ⊕ - Capped Rebar Set
- ⊕ - P.K. Nail Found
- ⊕ - P.K. Nail Set
- ▨ - Concrete Area
- ▨ - Building Area
- ▨ - No Parking Area
- - - - - Fence As Noted
- --- Overhead UTILITIES

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TRI-COUNTY  
SURGICAL CENTER

GOLDSTEIN'S  
FUNERAL HOME

**SITE**  
±2,646 SF  
3.28 ACRES

WELLS  
FARGO

MEDICAL GROUPS

2ND STREET PIKE 16,268 VPD

JAYMOUR ROAD

ROCOCO MEN'S CLOTHING

RIDE  
SPIN · BARRE · TRX

SUBWAY

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