



44 2nd Street Pike

Southampton, Pennsylvania

Property Description

Highly visible, excellently located 18,800 square foot office building on 1.34 acres. Ideally located nearby many amenities and major roadways. Building is elevator served.

Zoned RS - Retail Service: Uses include but not limited to medical, professional services, business services, shops, stores, religious uses, school uses. Full zoning code available upon request. Taxes (2016/17): \$34,865

Current Availabilities

| | | | |
|-----------|-----------|-----------|-----------|
| Suite 100 | 1,800± SF | Suite 303 | 1,150± SF |
| Suite 101 | 2,200± SF | | |



Lease Rate:

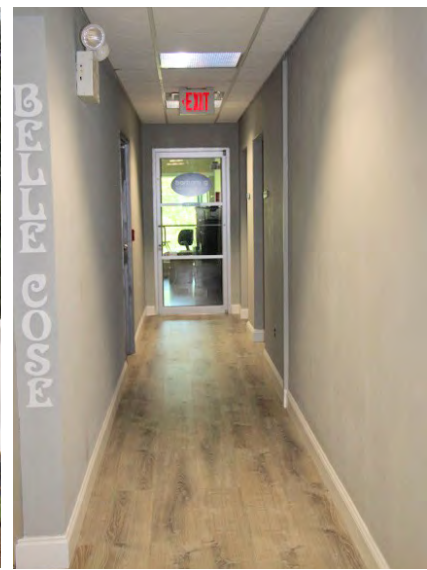
\$18.00 per square foot
modified gross + electric + taxes + water

For more information:

Zena Charokopos

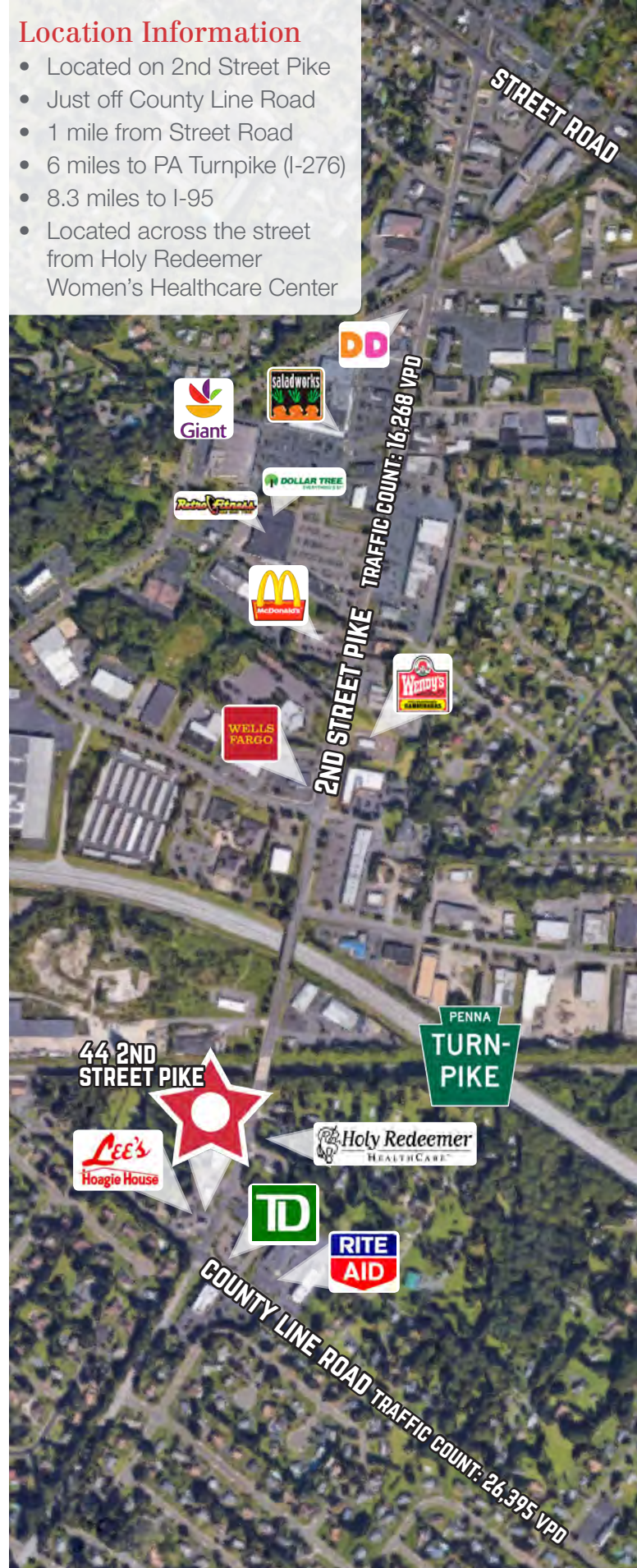
+1 215 396 2900 x103

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Location Information

- Located on 2nd Street Pike
- Just off County Line Road
- 1 mile from Street Road
- 6 miles to PA Turnpike (I-276)
- 8.3 miles to I-95
- Located across the street from Holy Redeemer Women's Healthcare Center



Demographics

| | 1 mi | 3 mi | 5 mi |
|-------------------------|----------|----------|----------|
| Population | 6,338 | 71,176 | 223,770 |
| Households | 2,287 | 27,512 | 85,835 |
| Median Household Income | \$85,572 | \$69,111 | \$69,335 |