

PREMIER +/- 2 ACRES/PAD SITES

Altimari Center

455 Second Street Pike | Southampton | PA

LEASE

PAD SITES WITH
DRIVE-THRU
AVAILABLE
+/- 2 ACRES

Second Street Pike



Second Street Pike

PROPERTY HIGHLIGHTS

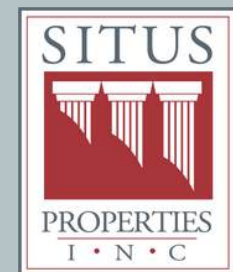
- High visibility pad site of +/- 2 acres fronting Second Street Pike.
- Located directly across from Giant anchored Southampton Shopping Center.
- Able to accommodate multiple pad sites of +/- 2,000 to 8,000 square feet with a drive-thru or a single building of up to +/- 26,000 square feet.
- 5-mile population of 224,723
- Signalized access to Second Street Pike.
- Nearby retailers include Giant, Five Below, ATI Physical Therapy, Pet Supplies Plus, ACE Hardware and PA Wine and Spirits.

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	6,474	68,609	224,723
Households	2,481	26,826	85,294
Average HH Income	\$131,393	\$111,939	\$113,150

Second Street Pike Traffic Count: +/- 16,725 VPD

Commercial
Real Estate
Services

New
Ownership
Altimari
Properties



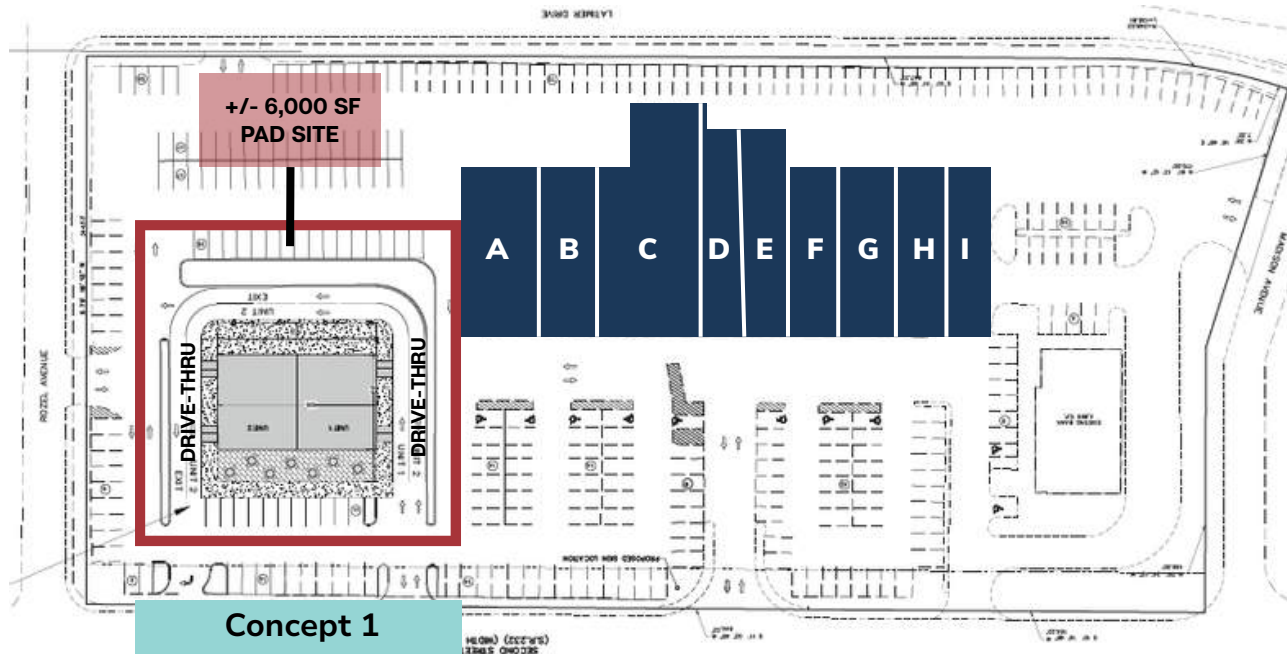
SitusProperties.com
215-886-9400

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

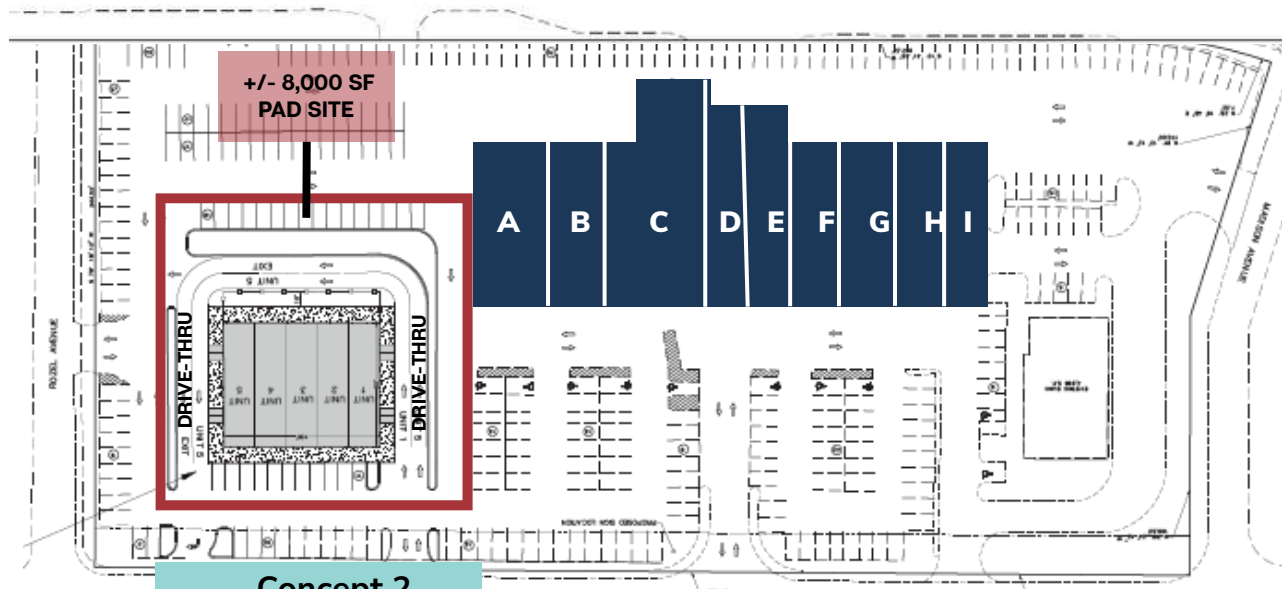
PRIME RETAIL PAD SITE

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Concept 1



Concept 2

SPACE	TENANT	AREA (sq. ft.)
A	Mt. Fuji	4,000
B	Pike's Pub	3,200
C	Southampton Beverage	6,400
D	Fantasy Beauty Hair Salon	600
E	A+ Nails	2,000
F	Kumon Learning	1,000
G	Healthy Massage	1,000
H	The Heritage Barber	1,000
I	Angelo's Italian Restaurant	3,000

PAD SITE

TBD

■ SPACE AVAILABLE
■ LEASED



Commercial Real Estate Services

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**Commercial
Real Estate
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