

PRIME RETAIL PAD SITE

Altimari Center

455 Second Street Pike | Southampton | PA

LEASE

AVAILABLE PAD SITE
+/- 2,000 to 8,000 SF
WITH DRIVE-THRU



Commercial
Real Estate
Services

New
Ownership
Altimari
Properties

PROPERTY HIGHLIGHTS

- High visibility pad site of +/- 2,000 up to 8,000 square feet with drive-thru fronting Second Street Pike.
- Signalized access to Second Street Pike.
- Located directly across from Giant anchored Southampton Shopping Center.
- 5-mile population of 224,723
- 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



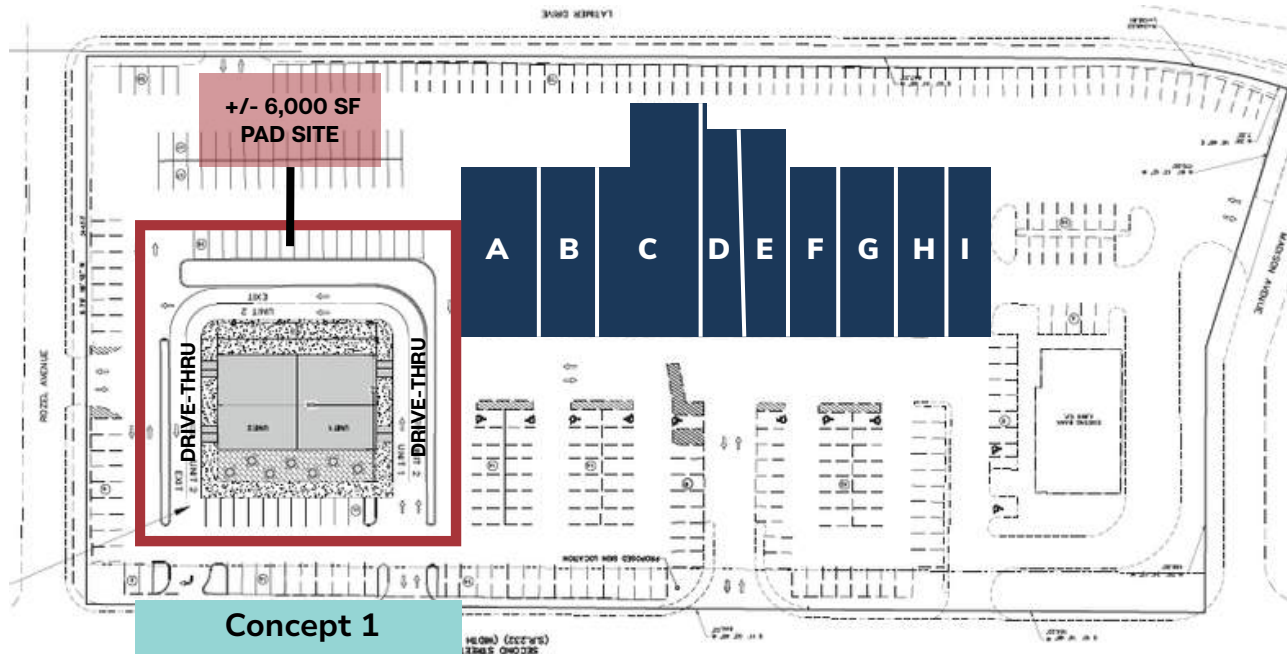
SitusProperties.com
215-886-9400

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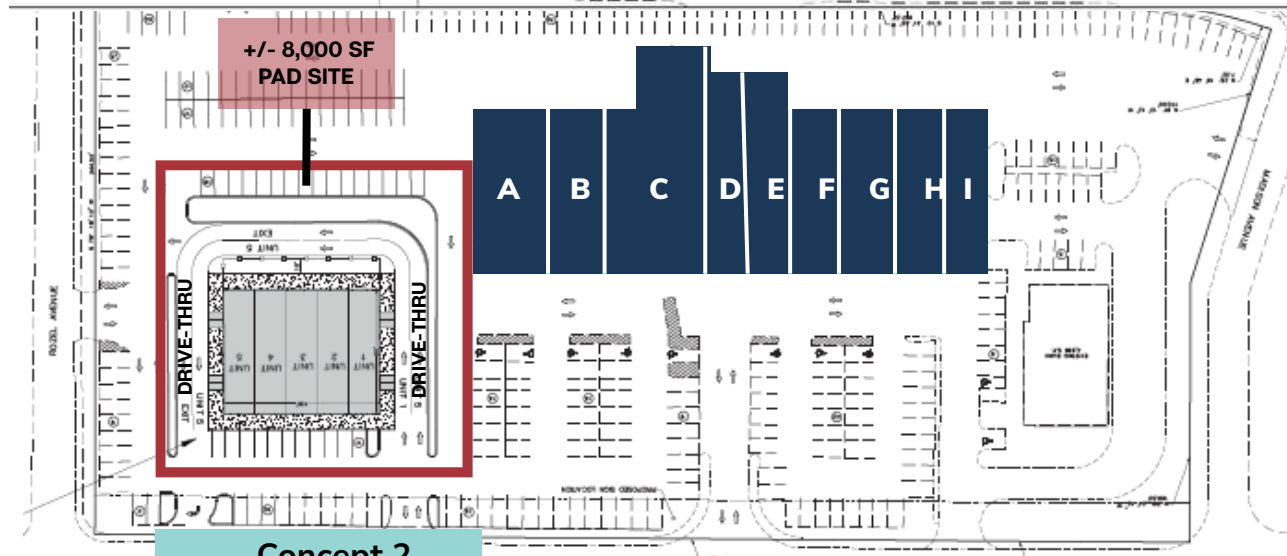
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Concept 1



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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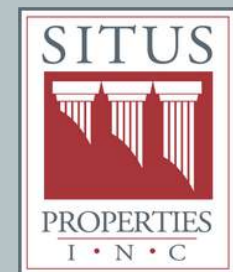
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