



127 RED LION ROAD | SOUTHAMPTON, NJ

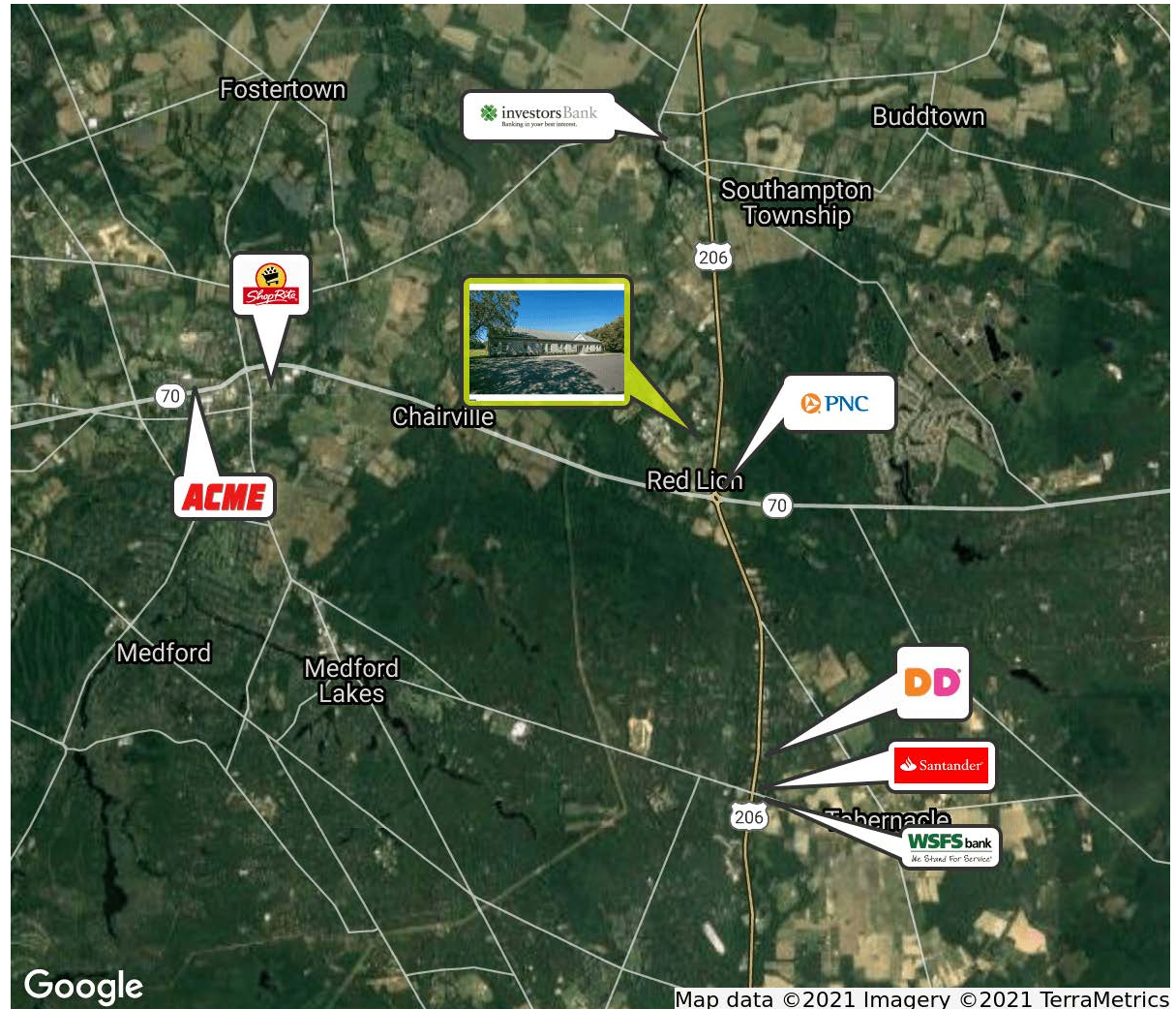


## PROPERTY DESCRIPTION

<b>Location</b>	127 Red Lion Road Southampton, NJ 08088
<b>Size / SF Available</b>	8,651 SF
<b>Sale Price</b>	\$799,000
<b>Lease Price</b>	\$18.00/SF Gross + utilities
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Currently separated into 2 flex spaces- approximately 4,200 SF total flex space &amp; approximately 4,451 SF office space</li> <li>• Beautifully designed block building</li> <li>• Large parking lot with mature, well-kept landscaping</li> <li>• Situated on a 2 acre lot</li> <li>• Interior fit-out Includes shared foyer/ waiting area, reception area, shared</li> <li>• Men's/Ladies restrooms, small kitchenette/dining area, server room and security/alarm system</li> <li>• 2 warehouse/light industrial work-areas</li> <li>• (2) 10' x 10' garage doors</li> <li>• New roof added to entire building 12/1/20</li> </ul>

## Contact Us

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ADDITIONAL PHOTOS



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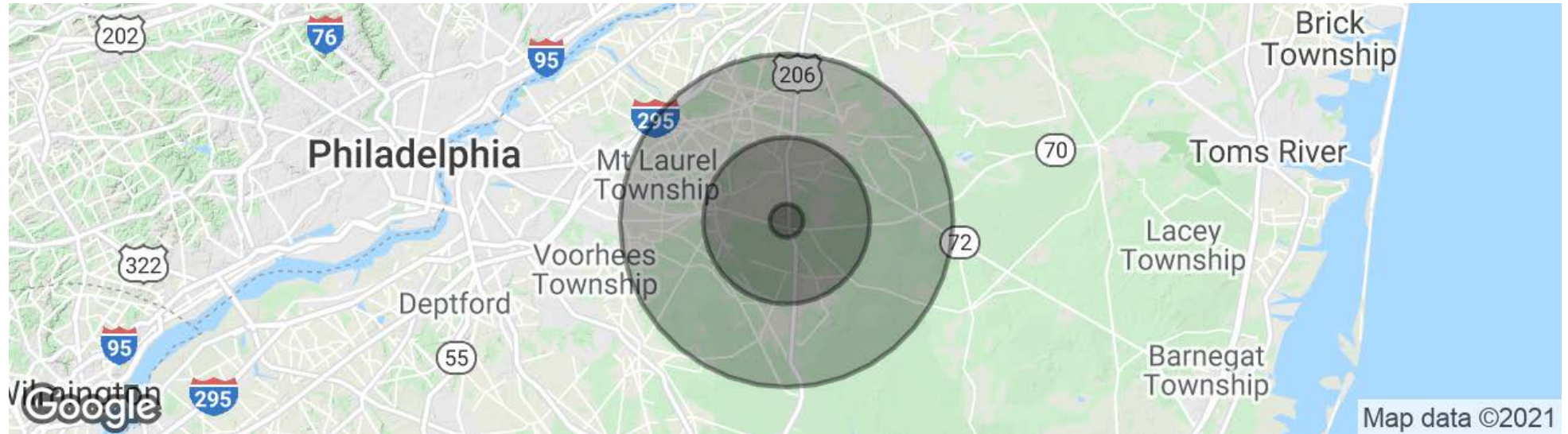


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	534	21,156	145,788
Average age	45.0	42.7	39.4
Average age (Male)	45.9	42.2	38.9
Average age (Female)	43.9	42.9	40.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	192	7,683	53,464
# of persons per HH	2.8	2.8	2.7
Average HH income	\$108,162	\$114,168	\$102,843
Average house value		\$358,257	\$351,954

\* Demographic data derived from 2010 US Census



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