



FLEX BUILDING FOR LEASE ADJACENT TO NORTH PARK

NORTH PARK SPORTS COMPLEX

2330 WILDWOOD ROAD, HAMPTON, PA 15091



Presented By:
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	20,000 SF
Available SF:	5,000 - 20,000 SF
Lot Size:	43 Acres
Renovated:	2019
Traffic Count:	13,000

PROPERTY OVERVIEW

One of a kind opportunity to locate a synergistic business next to North Park Sports Complex which has over 300,000 visitors annually. This project is a Class A recreation destination that services over 11 school districts within a twenty minute commute. Ideal location for youth recreation, physical therapy, medical services, restaurants/brewery and experiential retail.

PROPERTY HIGHLIGHTS

- Adjacent to 93,000 SF Sports Performance Dome
- Liquor License Available
- Market to over 300,000 visitors annually to campus
- Tenant Improvement Package
- Immediately Available
- 500,000 people reside within 10 miles

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ADDITIONAL PHOTOS



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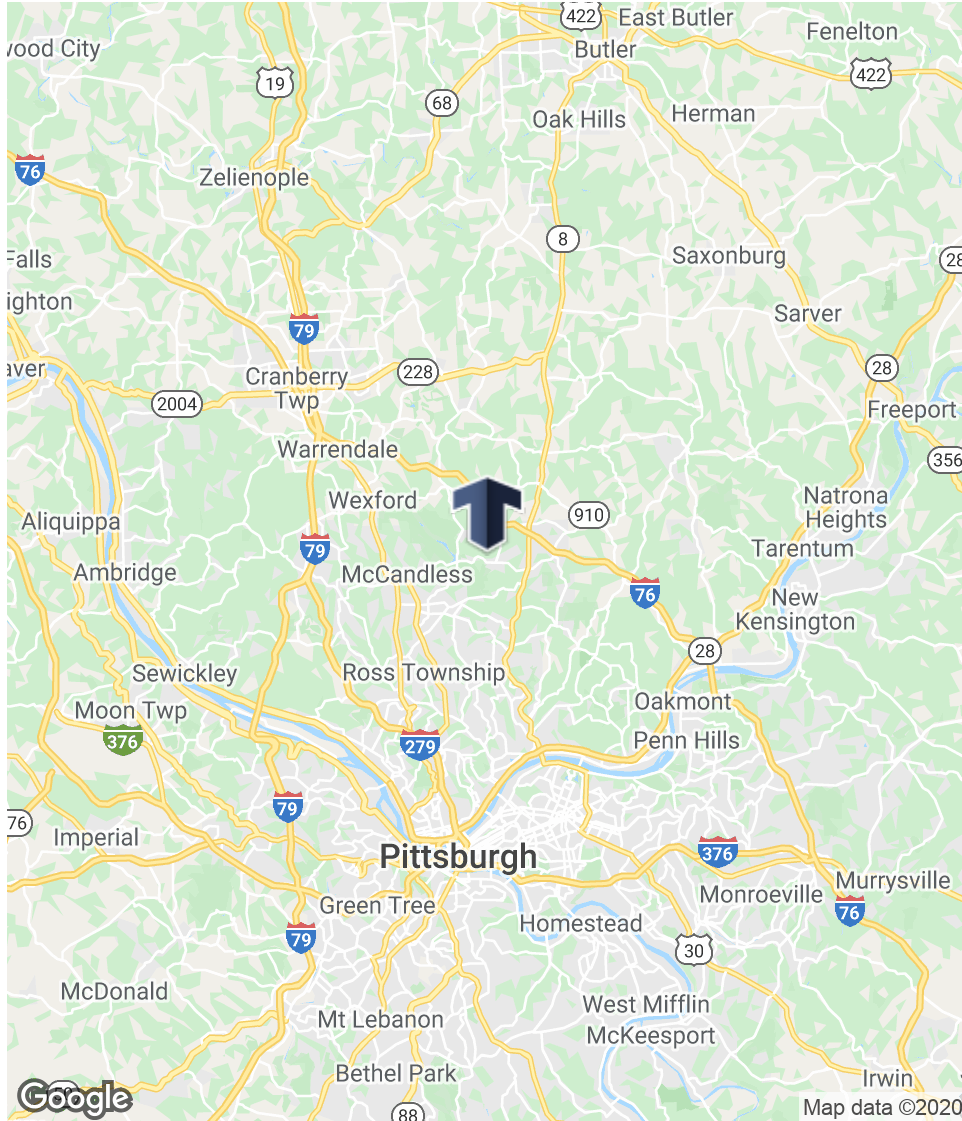
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LOCATION MAPS



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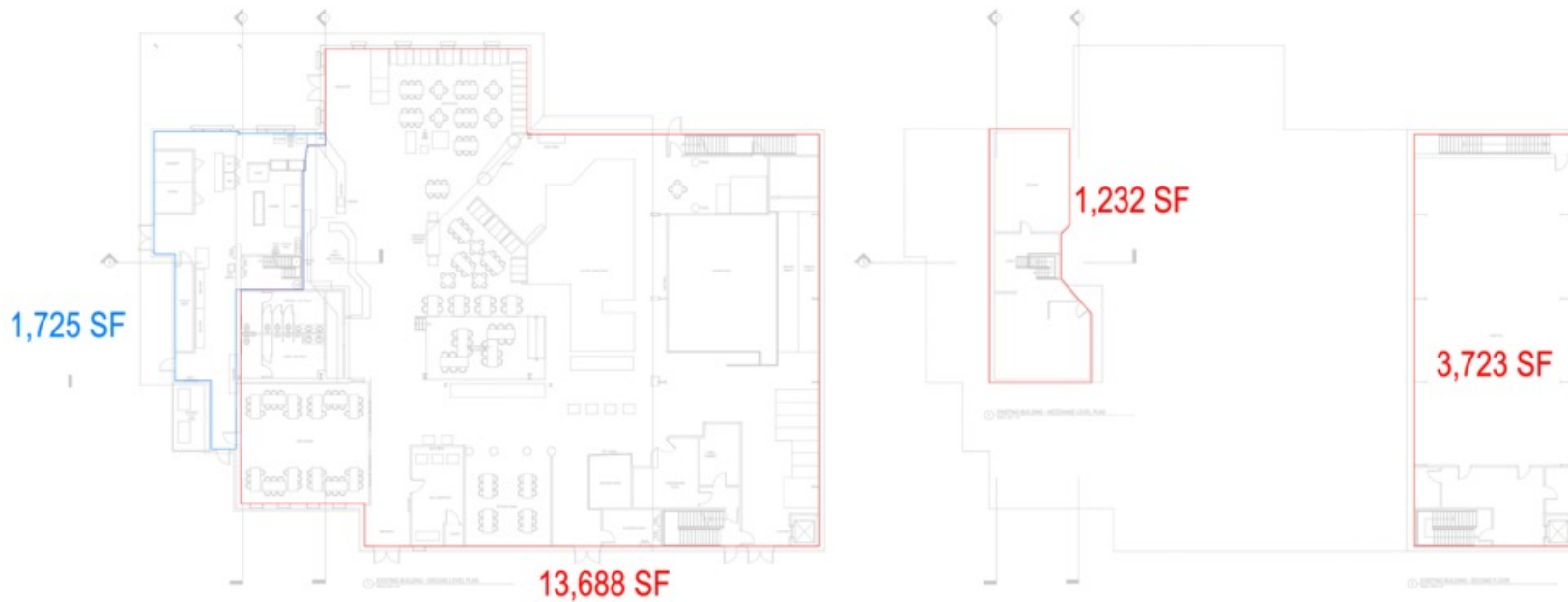
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FLOOR PLANS



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SITE PLAN



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AERIAL MAPS



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RETAILER MAP



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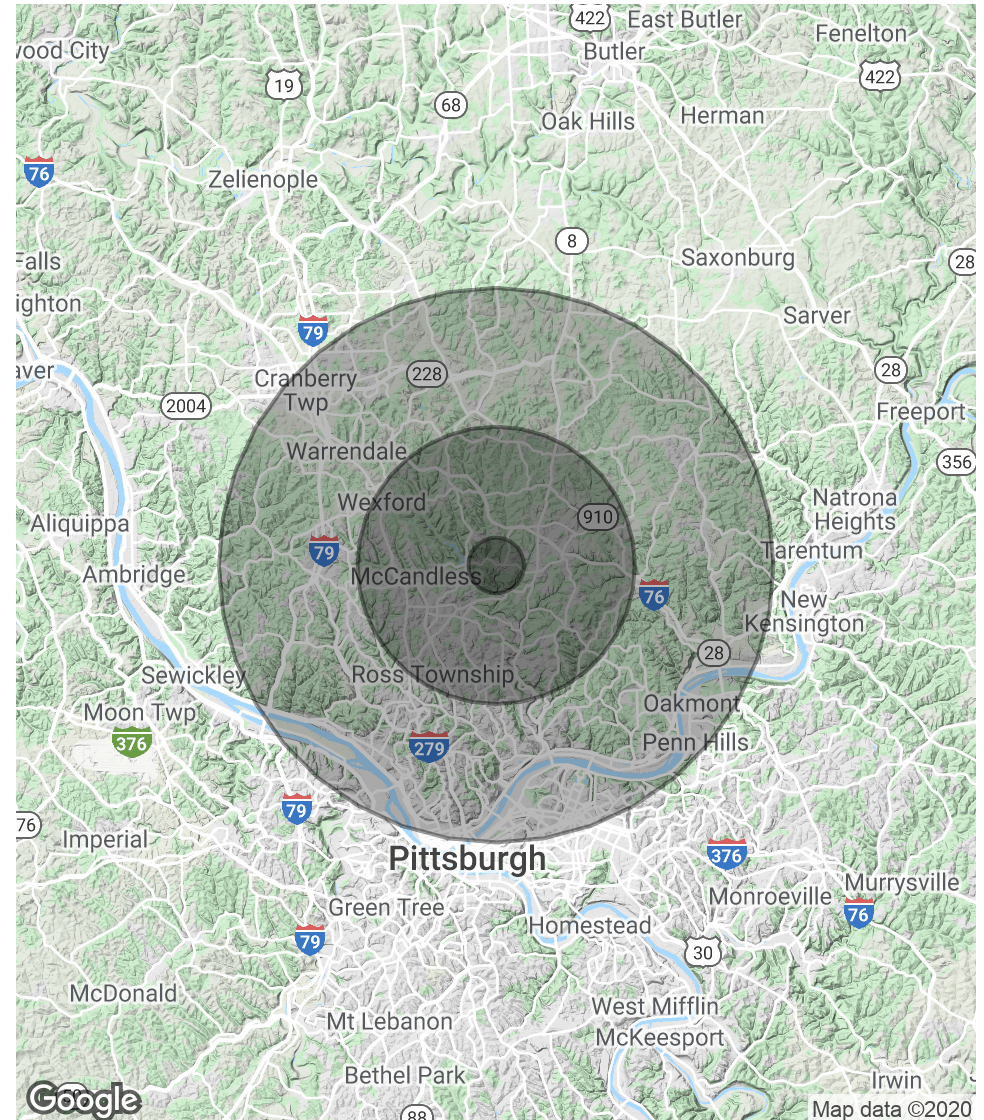


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,992	103,728	432,713
Average age	46.2	44.2	41.3
Average age (Male)	44.5	41.2	39.6
Average age (Female)	47.0	46.2	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,252	40,440	181,672
# of persons per HH	2.4	2.6	2.4
Average HH income	\$100,752	\$95,017	\$77,309
Average house value	\$265,320	\$211,269	\$201,136

** Demographic data derived from 2010 US Census*



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