



**FOR
LEASE**

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1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003



MEDICAL OFFICE FOR LEASE
163 ROUTE 130, BORDENTOWN, NJ 08505



OFFERING SUMMARY

Asking Lease Rate: Call for Details

SF Available:

Suite 1A: +/- 1,916 USF

Suite 1B: +/- 1,008 USF

Suite 2A: +/- 3,237 USF

Suite 2B: +/- 922 USF

Signage: Monument

Parking: +/- 110 Spaces

Zoning: HC



PROPERTY HIGHLIGHTS

- + Situated along the high-traffic Route 130 corridor in Bordentown, NJ, the center offers excellent visibility and easy access, with convenient and accessible parking for tenants and visitors
- + The center offers a variety of available spaces in different sizes to meet your specific needs—whether you're looking for a small office or a larger medical facility. Available spaces are perfect for healthcare providers, dental practices, law firms, professional services and more
- + The center is easily accessible from Route 206, I-295, Ward Avenue and Crosswicks Road. Nearby amenities include Chickie's and Pete's, Meineke, Flying Pig Tavern and the Holiday Inn

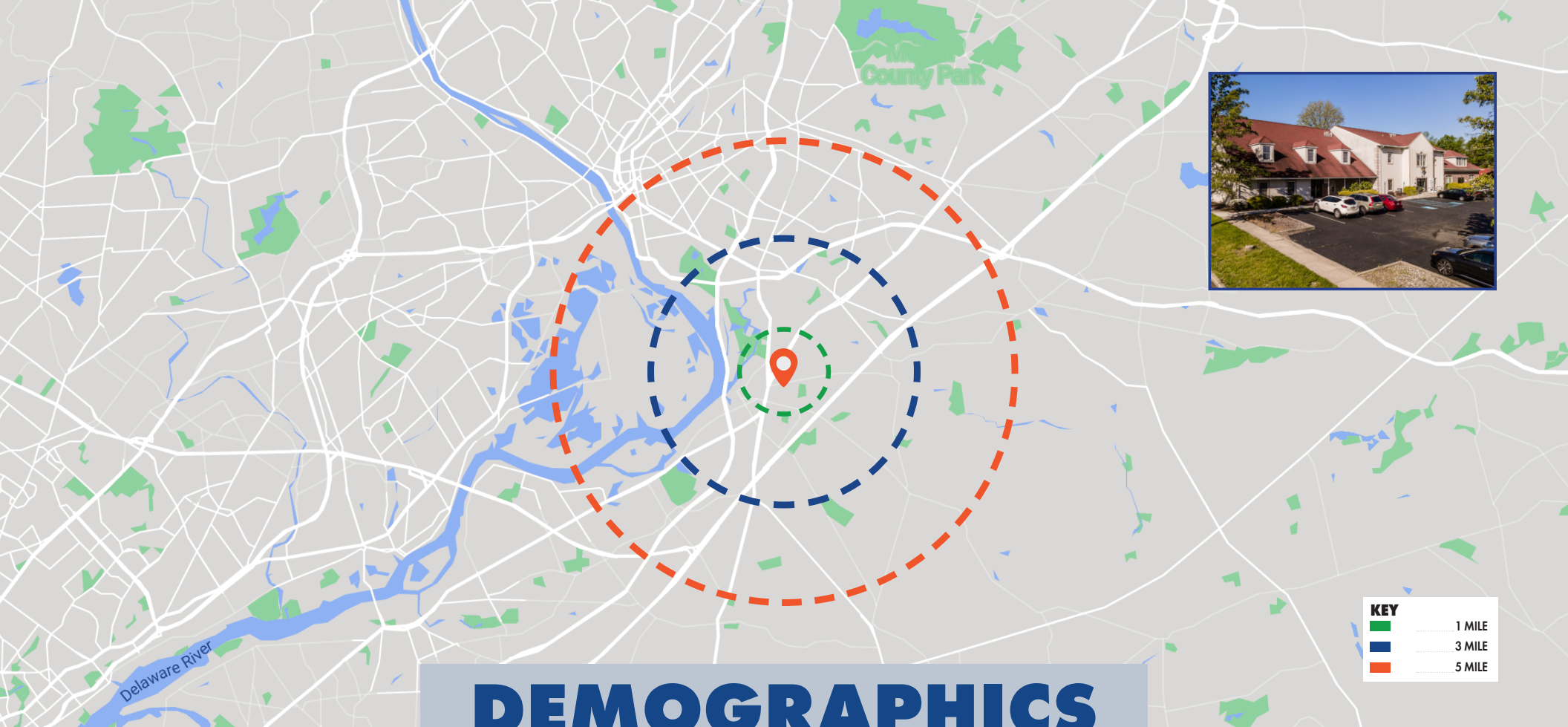


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DEMOGRAPHICS

KEY	
■	1 MILE
■	3 MILE
■	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	19,222	118,642	462,467
PROJECTED 2028	19,584	117,527	459,351

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	6,699	42,040	170,020
PROJECTED 2028	6,851	41,630	168,807

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$117,984	\$100,488	\$108,718
MEDIAN INCOME	\$95,321	\$78,220	\$86,447



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163 ROUTE 130

KEY DISTANCES

- I-95 3.1 MILES
- I-295 2.5 MILES
- ROUTE 130 1 MILES
- ROUTE 13 10.4 MILES
- ROUTE 1 8.2 MILES



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163 ROUTE 130



NEARBY AMENITIES

DINING

- Bordentown Square Tap & Grill
- Chickies & Petes
- Dennys
- Flying Pig Tavern & Tap
- HOB Tavern
- Jimmys American Grill
- McDonalds
- Old Town Pub
- Toscano
- Town & Country Diner
- Villa Mannino

RETAIL/GROCERY

- ALDI
- CVS
- Tile Masters
- Extra Space Storage
- Mavis Discount Tire
- MHO Hotel
- Public Storage
- Retro Fitness
- Ristorante LUCCA & Piano Lounge
- Sherwin Williams
- Sunoco
- Wawa



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PHOTOGRAPHY



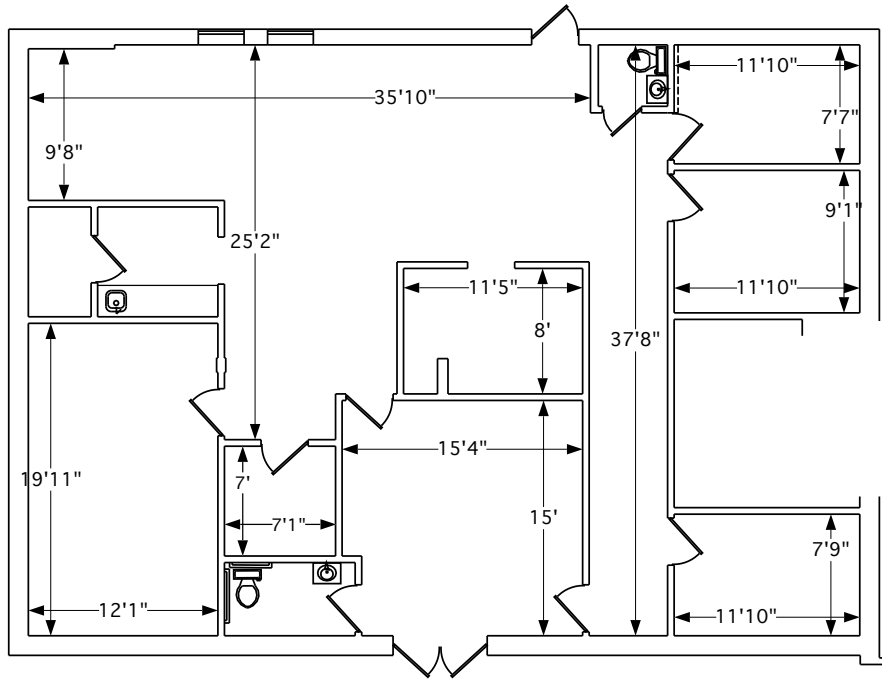
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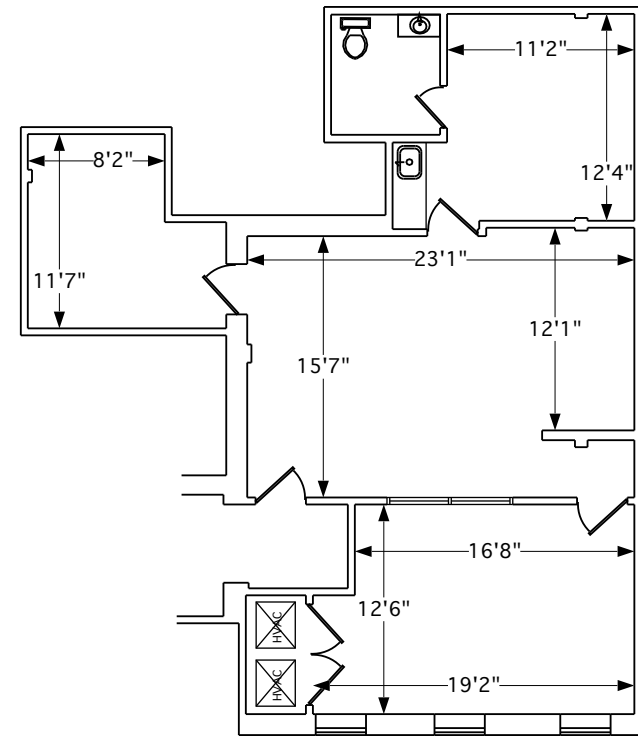
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FLOOR PLANS

BUILDING 1



SUITE 1A: +/- 1,916 USF



SUITE 1B: +/- 1,008 USF



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