



**FOR
SALE**

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LAKEVIEW COMMONS

OFFICE CONDOMINIUM FOR SALE

146 LAKEVIEW DRIVE SOUTH SUITE 203, GIBBSBORO, NJ 08026



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OFFERING SUMMARY

Asking Sale Price: \$149,900

SF Available: +/- 1,208 SF

Signage: Facade & Directory

Zoning: C-2 Highway Commercial

Condo Fees: \$400/month

Taxes: \$5,724.85/year



PROPERTY HIGHLIGHTS

- + Office condominium located in the Lakeview Commons featuring four private offices, conference room, kitchen/breakroom, and new HVAC system
- + Attractive investment opportunity, fully leased with the tenant in the first year of a three-year option. Ideal for a first time commercial real estate investor
- + Situated in a highly visible professional office complex along heavily traveled Route 561 within a close proximity to I-295 and Route 73. Highway Commercial (C-2) zoning, offering flexibility for a variety of business uses

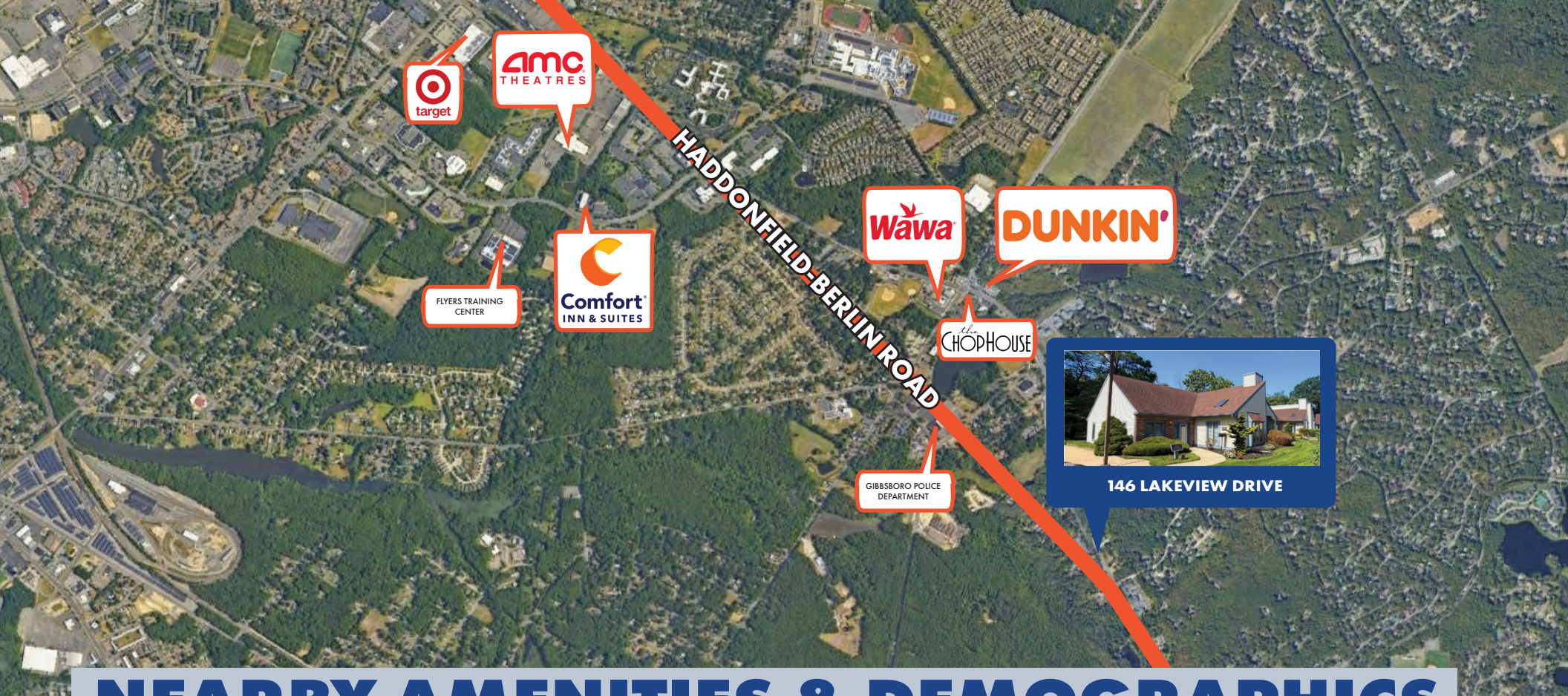


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NEARBY AMENITIES & DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,950	70,342	186,467
PROJECTED 2029	3,942	69,982	186,480

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,364	37,469	72,957
PROJECTED 2029	1,362	37,314	72,975

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$157,161	\$116,309	\$117,563
MEDIAN INCOME	\$129,258	\$86,838	\$91,956



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PHOTOGRAPHY

RECEPTION AREA



PRIVATE OFFICES



CONFERENCE ROOM



KITCHENETTE



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