

FOR SALE

STURBRIDGE OFFICE PARK

180 ROUTE 73, VOORHEES, NEW JERSEY



**PRICE
REDUCED!**
\$2,895,000

17,967 SF ON 1.59 ACRES

- High-traffic corridor on Route 73, proximity to hospitals, highways, and dense residential zones
- Two large standalone structures lend themselves to a unique owner/user or investor opportunity
- MB zoning welcomes medical, office, daycare, and more
- Rare high ratio, excellent ingress/egress for clients and employees
- Excellent Route 73 frontage and signage opportunity

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PROPERTY OVERVIEW

STURBRIDGE OFFICE PARK 180 ROUTE 73, VOORHEES, NJ

PRIME VOORHEES LOCATION MEDICAL / OFFICE

Unlock 17,967 of flexible commercial space across two buildings. Positioned on Route 73 for unbeatable visibility and easy access to I-295, the New Jersey Turnpike, and the Atlantic City Expressway. Generous 4.5 : 1,000 SF parking ratio with 71 spaces. MB zoning supports diverse business use. Directly opposite Virtua Voorhees Hospital - an ideal fit for healthcare or service providers.

NEIGHBORING BUSINESSES

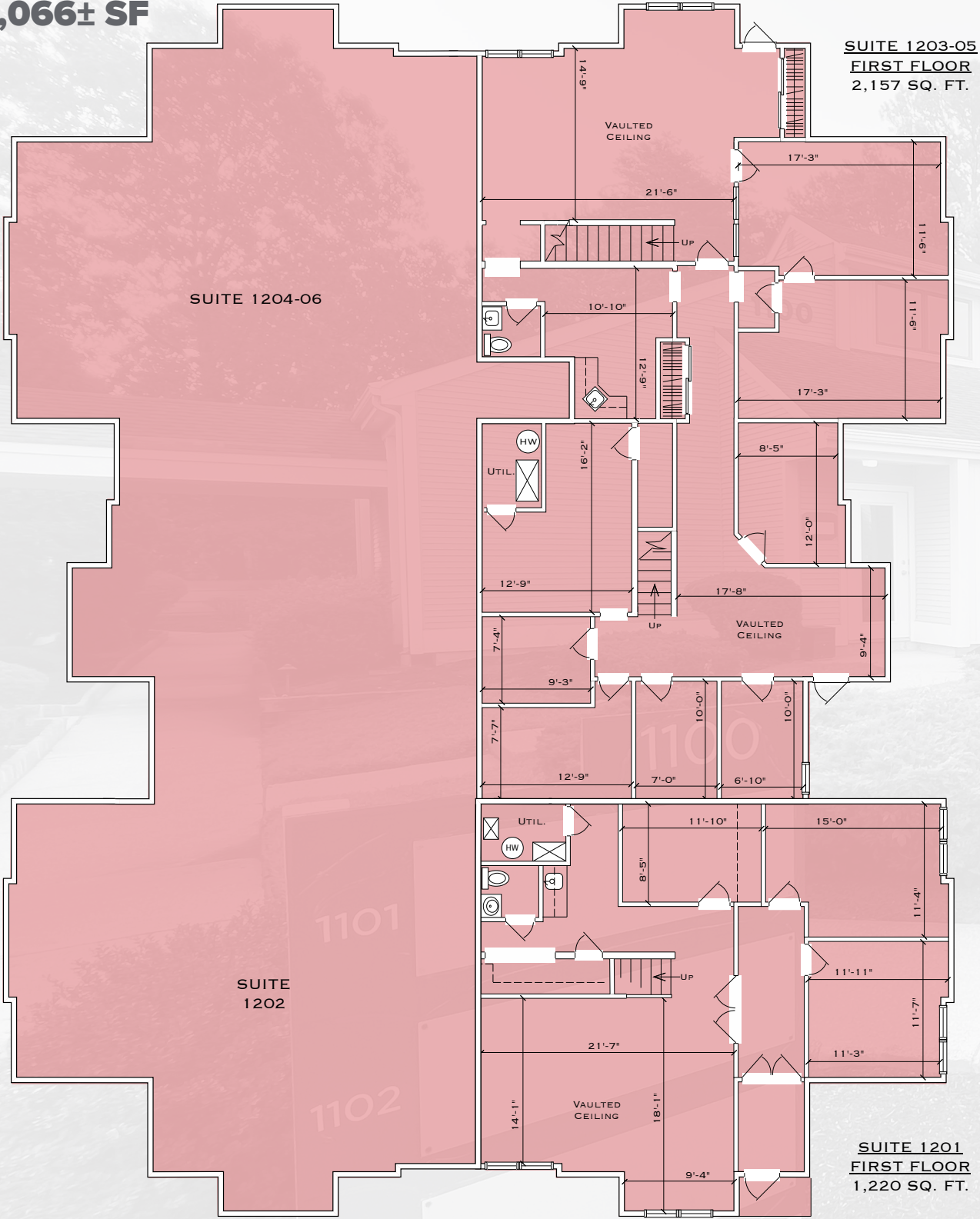


ZONING MB - MAJOR BUSINESS

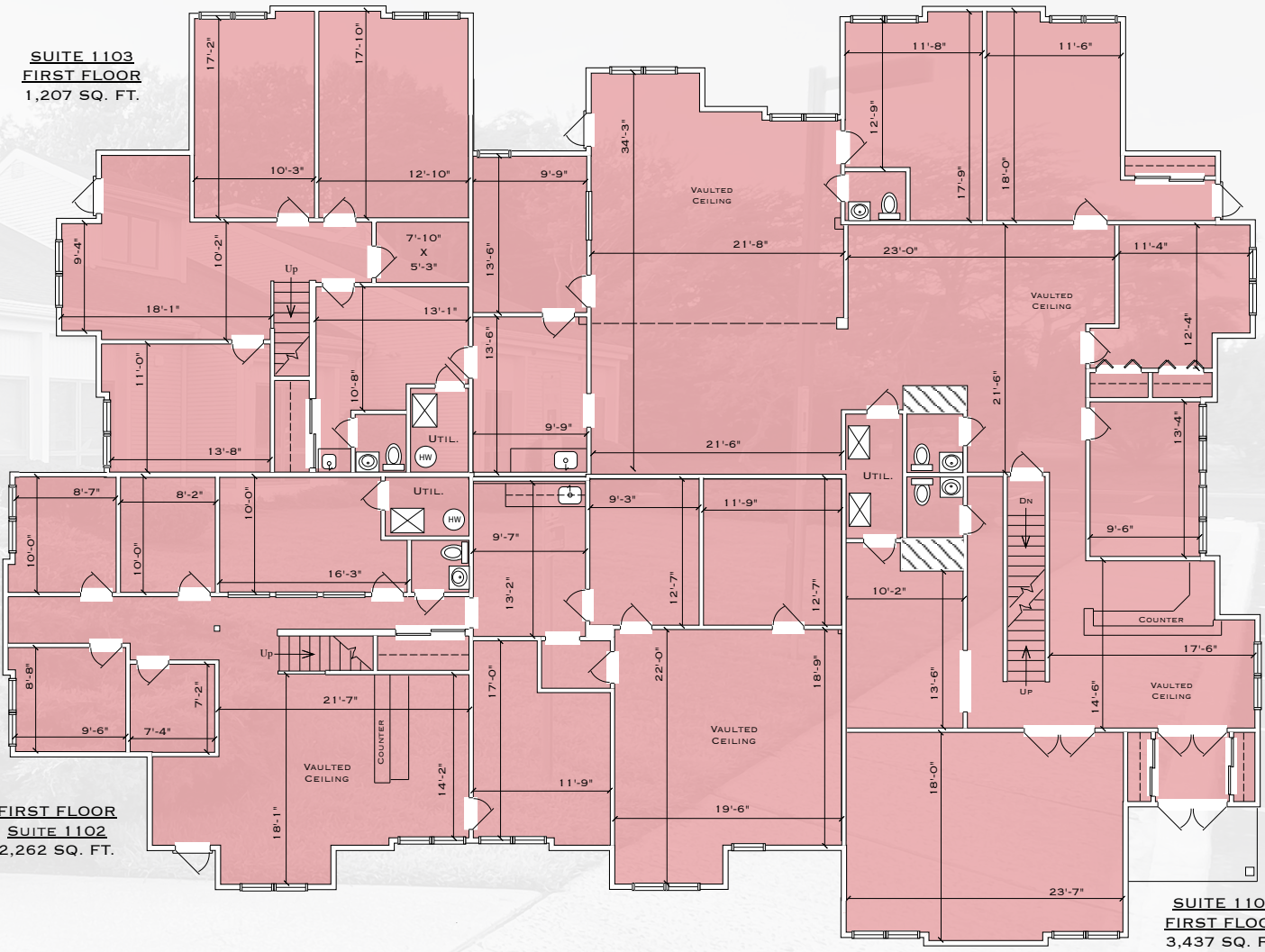
PERMITTED USES

- Shopping Centers
- Retail (Sales & Services)
- Office Building
- Banks
- Health & Fitness Centers
- Automobile Sales
- Banquet & Conference
- Funeral Homes & Undertaking Establishments
- Recreation, Performing Arts, & Training Centers
- Pre-Schools, Daycare / Nurseries, & Adult Daycare
- Nursing Homes, Convalescent Care Facilities, Acute Care Facilities, & Senior Citizens Assisted Living Facilities
- Restaurants, except Fast Food
- Planned Commercial Developments
- Medical Professional Offices, Doctors Offices, Professional Hospital Support Facilities
- Convenience Stores with Gasoline Fueling Stations

1200 BUILDING
9,066± SF



1100 BUILDING
8,901± SF



EXTERIOR PHOTOS

STURBRIDGE OFFICE PARK 180 ROUTE 73, VOORHEES, NJ



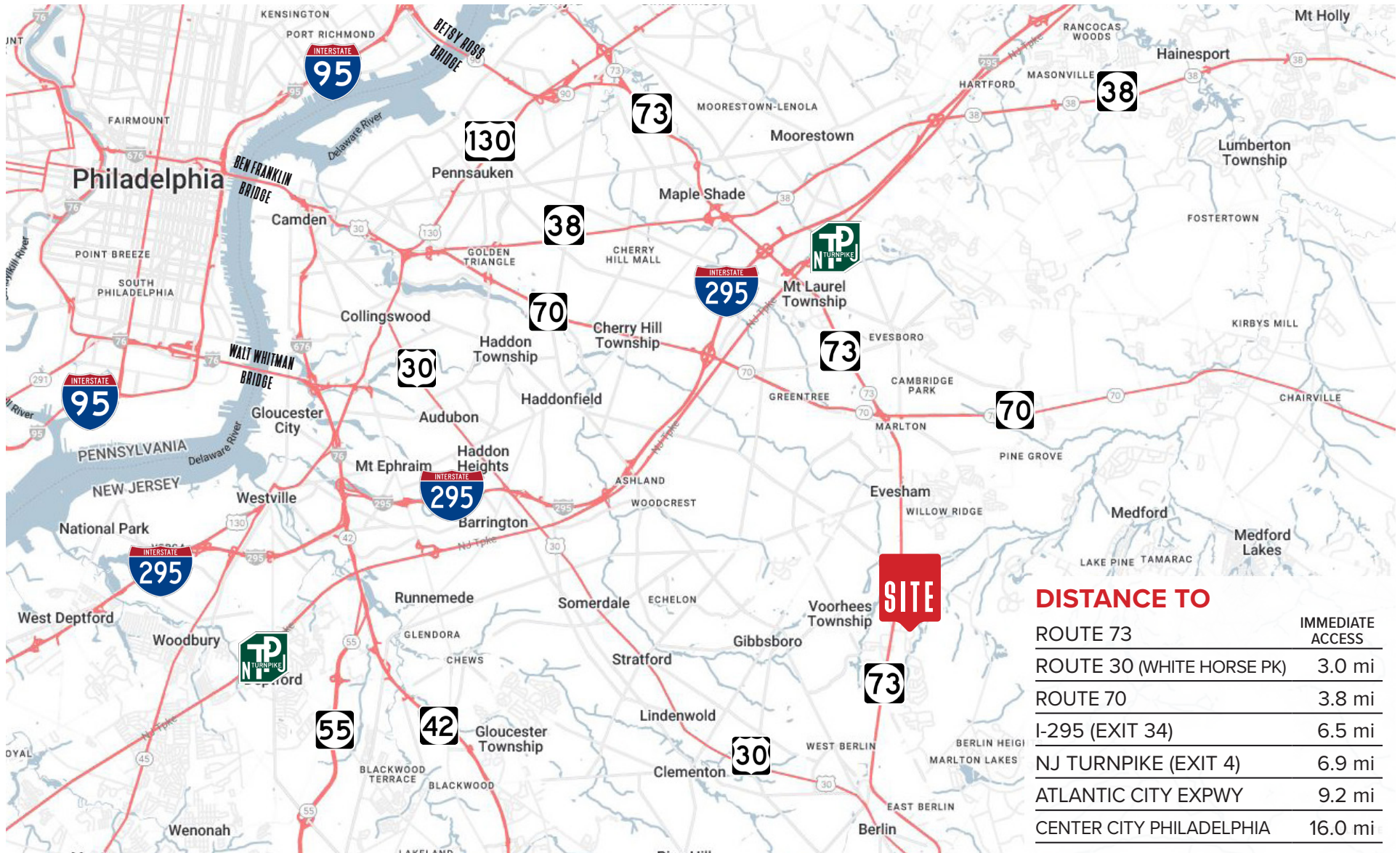
INTERIOR PHOTOS

STURBRIDGE OFFICE PARK 180 ROUTE 73, VOORHEES, NJ



LOCATION INFORMATION

STURBRIDGE OFFICE PARK 180 ROUTE 73, VOORHEES, NJ



CONTACT

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