

**FOR
LEASE**

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ROUTE 45 BUSINESS CENTER

MEDICAL/OFFICE SPACES FOR LEASE

5 ROUTE 45, MANNINGTON TOWNSHIP, NJ 08079



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OFFERING SUMMARY

Lease Rate: \$25.00/SF NNN

Size Available: +/- 718 RSF up to +/- 2,236 RSF

Building Size: +/- 23,030 SF

Signage: Directory

Parking: +/- 102 Spaces

Zoning: CON - Conservation



PROPERTY HIGHLIGHTS

+ +/- 23,030 SF medical office building situated on +/- 10.06 acres along Route 45 in Mannington Township, offering flexible suite sizes ranging from +/- 718 SF to +/- 2,236 SF, well suited for healthcare providers, specialty practices, and professional service users.

+ Suite configurations accommodate a range of practice sizes, with ample windows delivering bright, professionally finished spaces, and ADA accessible throughout.

+ The property features +/- 102 on-site parking spaces, providing comfortable accommodation for staff and patients. Centrally located in Salem County, approximately 1.5 miles from Inspira Medical Center Mannington and less than half a mile from historic downtown Salem.

+ Positioned within a well-established medical corridor alongside Southern Jersey Family Medical Centers, Salem Medical Center ER, Summerhill Nursing Home, and the NJ MVC, supporting strong daily patient traffic and a built-in referral environment for healthcare tenants.

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NEARBY AMENITIES & DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	4,861	8,778	12,985
PROJECTED 2030	5,098	9,137	13,429

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	1,925	3,516	5,221
PROJECTED 2030	2,019	3,661	5,400

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$68,171	\$78,566	\$87,744
MEDIAN 2025	\$46,925	\$55,287	\$65,568

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