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**MEDICAL
SUITE**

**FOR
SALE**



MEDICAL/OFFICE SUITE FOR SALE
ECHELON PROFESSIONAL CENTER, SUITE 12/13
1 BRITTON PL, VOORHEES TOWNSHIP, NJ 08043



DISCLAIMER

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OFFERING SUMMARY

Asking Sale Price: \$165,900

Size Available: +/- 2,400 SF

Zoning: TC

Parking: +/- 94 Spaces

Signage: Directory & Suite

Traffic Count: 13,794 VPD



PROPERTY HIGHLIGHTS

+ This 2,400 SF medical or professional office suite offers a functional layout designed for clinical or administrative use. The space includes six exam or treatment rooms, multiple private offices, and a dedicated office with its own private restroom. Additional features include a kitchenette, two patient restrooms, one staff restroom (three total), and a newly installed HVAC system for efficient climate control and comfort.

+ Located within the Echelon Professional Center, the property benefits from a strong professional environment with excellent visibility and access. It sits near the main entrances on Burnt Mill Road and Britton Place, offering convenient connectivity to surrounding residential neighborhoods and retail corridors. The site is positioned between the Lindenwold and Ashland PATCO stations, providing easy access for both staff and clients.

+ The building features ample shared parking and proximity to key community destinations. Giant Fitness is located next door, the Camden County Library is directly behind the property, and Voorhees Town Center is just minutes away. White Horse Pike and major regional routes are nearby, ensuring strong accessibility throughout Camden County and beyond.

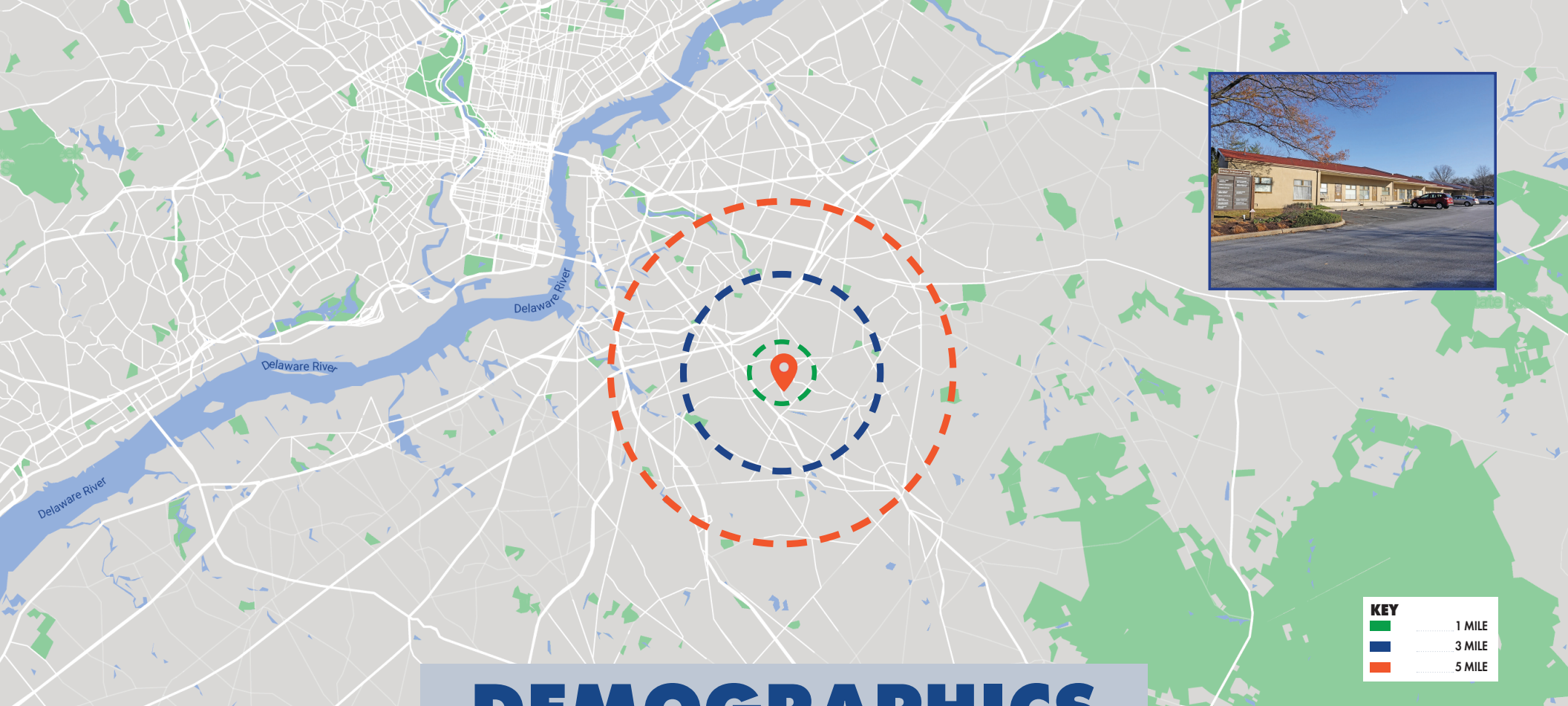


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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	13,999	92,732	241,177
PROJECTED 2029	14,017	92,341	240,274

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	6,303	37,032	95,262
PROJECTED 2029	6,304	36,865	94,888

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$93,885	\$105,422	\$117,218
MEDIAN 2029	\$73,647	\$79,363	\$92,293

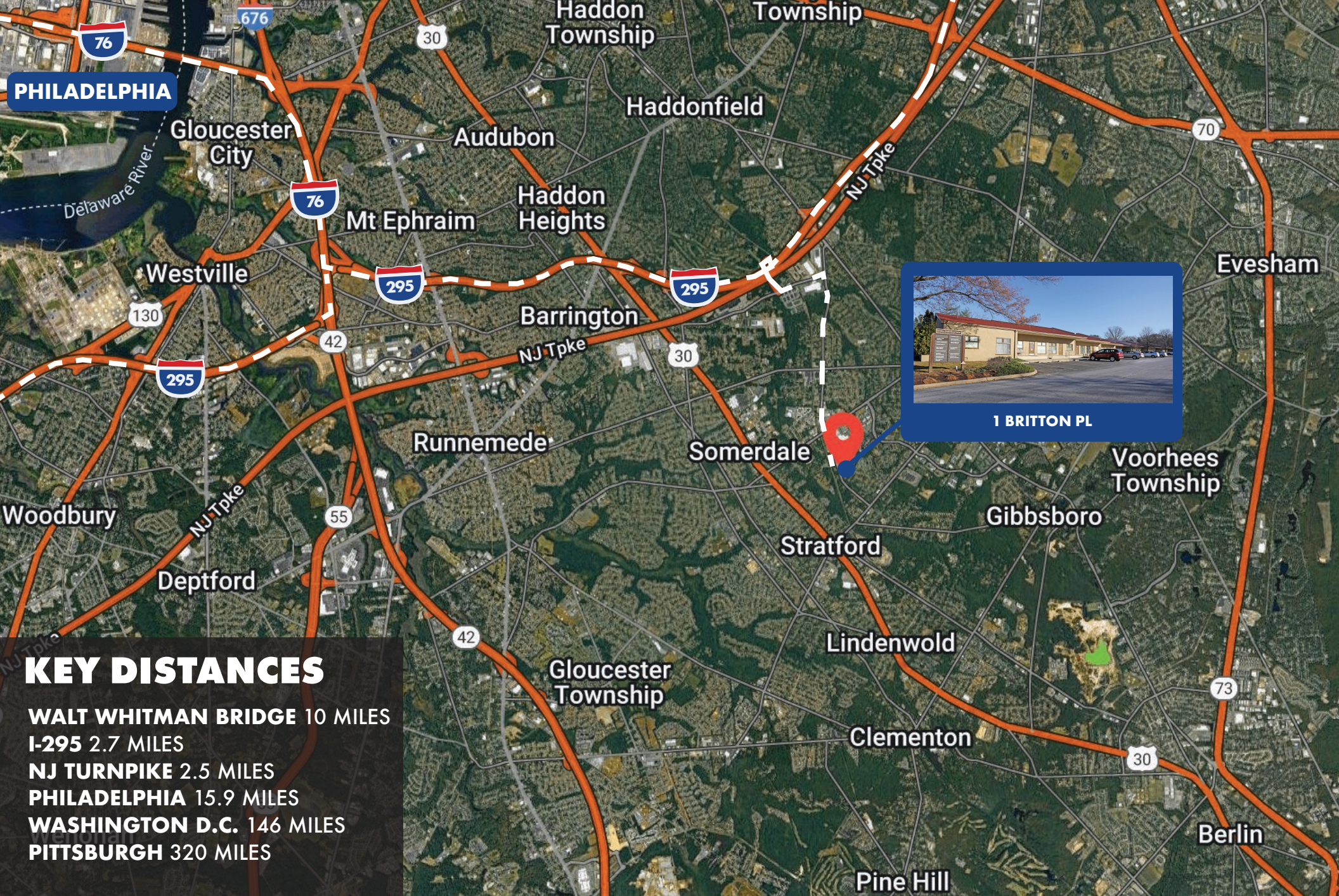


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KEY DISTANCES

WALT WHITMAN BRIDGE 10 MILES

I-295 2.7 MILES

NJ TURNPIKE 2.5 MILES

PHILADELPHIA 15.9 MILES

WASHINGTON D.C. 146 MILES

PITTSBURGH 320 MILES



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NEARBY AMENITIES

DINING

- Domino's Pizza
- Sweet Eats Bakery
- Olive Garden
- Chick-Fil-A
- The Chophouse
- Saddlehill Winery
- Wawa

- Buffalo Wild Wings
- Greens and Grains
- La Esperanza
- Dunkin Donuts
- Smoothie King
- Wendy's
- Chipotle

RETAIL/GROCERY

- Voorhees Town Center
- Giant Fitness
- Aldi
- Target
- Rowan Virtua
- Boscov's
- AMC

- Shoprite
- Cooper Towne Center
- AutoZone Auto Parts
- Jiffy Lube
- Walgreens
- Lowe's
- PetSmart

- The Home Depot
- Sahara Sam's Oasis Water Park
- PATCO
- I-295
- Voorhees Virtua Hospital
- New Jersey Turnpike



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SUITES 12 & 13



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