



FOR LEASE: Medical Building For Lease

6 Earlin Ave | Browns Mills, NJ

LEASING BROCHURE



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LEGACY
Commercial Realty, LLC



Medical Building For Lease

6 EARLIN AVE | BROWNS MILLS, NJ 08015

EXECUTIVE SUMMARY

\$25.00 RSF/YEAR/NNN

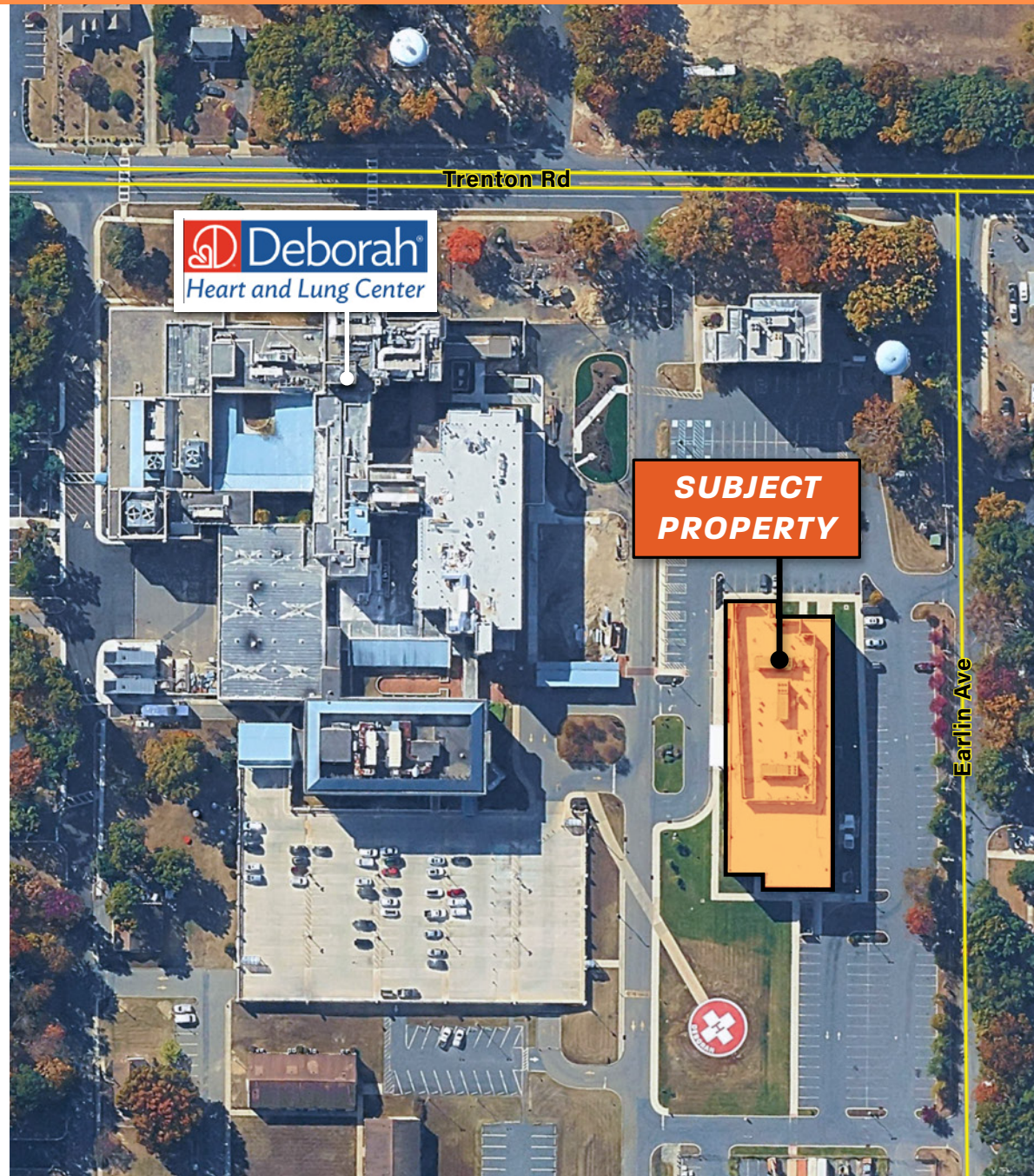
ASKING RENT

TOTAL OF 4 SUITES AVAILABLE

- » **Suite 110/Floor 1** - 2,519 RSF
- » **Suite 230/Floor 2** - 4,445 RSF
- » **Suite 310/Floor 3** - 8,933 RSF
- » **Suite 320/Floor 3** - 12,085 RSF
State of the art - Medical space with operating room

PROPERTY FACTS

- » **Property Type:** Medical/Professional
- » **Year Built:** 2018
- » **Building Size:** 80,000 SF
- » **Tenancy:** Multiple
- » **Number Of Stories:** 3
- » **Building Size:** 80,000 SF
- » **Building Class:** A
- » **Typical Floor Size:** 19,321 SF
- » **Parking:** 248 Surface Parking Spaces

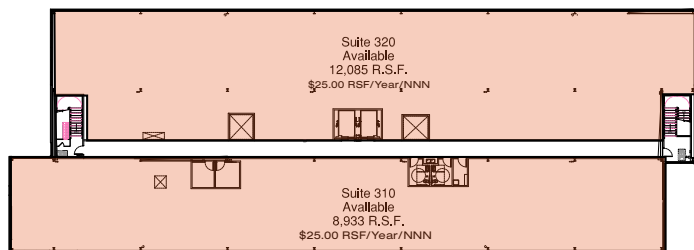
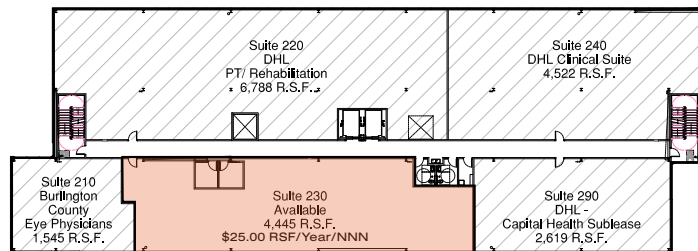
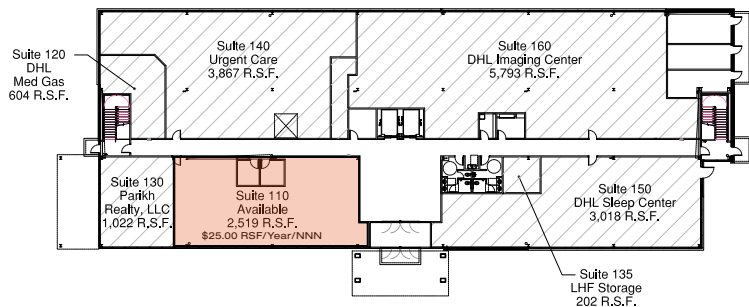


6 EARLIN AVE, BROWNS MILLS, NJ 08015

AVAILABLE MEDICAL OFFICE OPPORTUNITIES

Available Suites

Suite 110	First Floor	2,519 RSF
Suite 230	Second Floor	4,445 RSF
Suite 310	Third Floor	8,933 RSF
Suite 320	Third Floor	12,085 RSF



Leasing Highlights

- » Class A Medical Building
- » Suites from 2,519–12,085 SF
- » State of the art - Medical Space With Operating Rooms

Ideal Uses

- » Medical specialists and physician practices
- » Ambulatory surgery centers (ASC)
- » Outpatient treatment and diagnostic centers
- » Physical therapy and rehabilitation clinics
- » Imaging and radiology providers
- » Behavioral health and counseling services
- » Dental, oral surgery, or specialty healthcare practices
- » Healthcare administration and professional office users



DEBORAH HEART SPECIALTIES

Deborah Heart & Lung Center, located adjacent to the property at 200 Trenton Road, is an 85-bed acute care hospital with 183 physicians across 33 specialties, serving as a premier healthcare destination in the region.

Specialties

- » Cardiology & Cardiovascular Surgery
- » Internal & Family Medicine
- » Gastroenterology
- » Neurology
- » Oncology
- » Radiology & Imaging
- » Pain Management
- » Endocrinology
- » Nephrology
- » Hematology and many more

Hospital Type:

Acute Care Hospitals
200 Trenton Rd, Browns Mills, NJ 08015, USA
+1 609-893-1200
demanddeborah.org



LANDMARK HEALTHCARE FACILITIES

Landmark Healthcare Facilities is a national developer, owner and manager of outpatient medical facilities specializing in:

- » Medical Office Buildings
- » Ambulatory Surgery Centers
- » Free-Standing Emergency Departments
- » Imaging Centers
- » Women's and Pediatric Centers
- » Cancer & Cardiac Centers

Founded in 1996, Landmark has designed, developed, and constructed more than 250 healthcare projects for hospitals, health systems, and academic medical centers.

HEALTHCARE DEMOGRAPHICS

HEALTHCARE SHORTAGE INDICATORS

The strongest shortage indicators tend to occur in:



MEDICARE OPPORTUNITY ANALYSIS

Browns Mills is a stronger Medicare market than many people realize.

Key Drivers

- » Nearly one-fifth of residents are 65+
- » Significant veteran population
- » High prevalence of chronic disease
- » Limited local specialty access

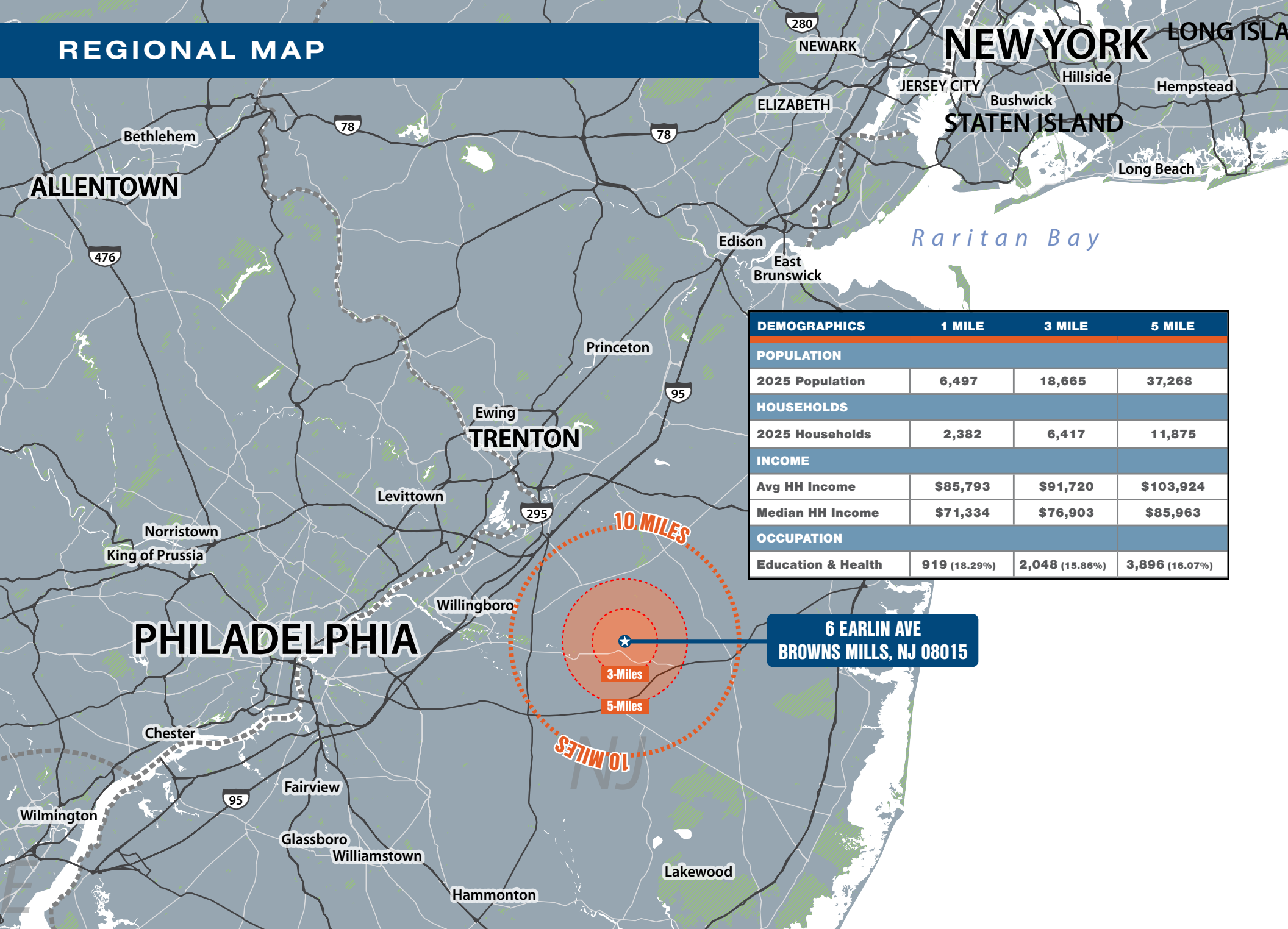
Most attractive Medicare specialties:

Specialty	Medicare Demand
Cardiology	Very High
Endocrinology	High
Ophthalmology	High
Neurology	High
Orthopedics	High
Pain Management	Very High
Pulmonology	High
Urology	High
Geriatrics	Very High

SPECIALTY SHORTAGE ASSESSMENT

Specialty	Need Level
Family Medicine	Very High
Internal Medicine PCP	Very High
Psychiatry	Very High
Behavioral Health Therapy	Very High
Child Psychiatry	Extremely High
Dentistry	High
Endocrinology	High
Neurology	High
Cardiology	Moderate-High
Gastroenterology	Moderate
Pulmonology	Moderate
Orthopedics	Moderate
Ophthalmology	Moderate-High
Pain Management	High
Geriatrics	Very High

REGIONAL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Population	6,497	18,665	37,268
HOUSEHOLDS			
2025 Households	2,382	6,417	11,875
INCOME			
Avg HH Income	\$85,793	\$91,720	\$103,924
Median HH Income	\$71,334	\$76,903	\$85,963
OCCUPATION			
Education & Health	919 (18.29%)	2,048 (15.86%)	3,896 (16.07%)

**6 EARLIN AVE
BROWNS MILLS, NJ 08015**

AERIAL VIEW

