



**Ken Richardson**  
 Partner & Vice President  
 856.797.1919 x108  
 Ken.Richardson@VantageRES.com

**Emily Stein**  
 Managing Director  
 Director of Healthcare Services  
 856.797.1919 x110  
 609.457.9816  
 Emily.Stein@VantageRES.com

**856.797.1919**  
**VantageRES.com**

1873 Marlton Pike, East, Suite 1C  
 Cherry Hill, NJ 08003

**DISCLAIMER**

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.



**MEDICAL SUITE**

**FOR SALE**

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



# OFFERING SUMMARY

**Asking Sale Price:** \$185,000

**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.



## FOR SALE

1 BRITTON PL, VOORHEES TOWNSHIP, NJ 08043

856.797.1919

VantageRES.com



# 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

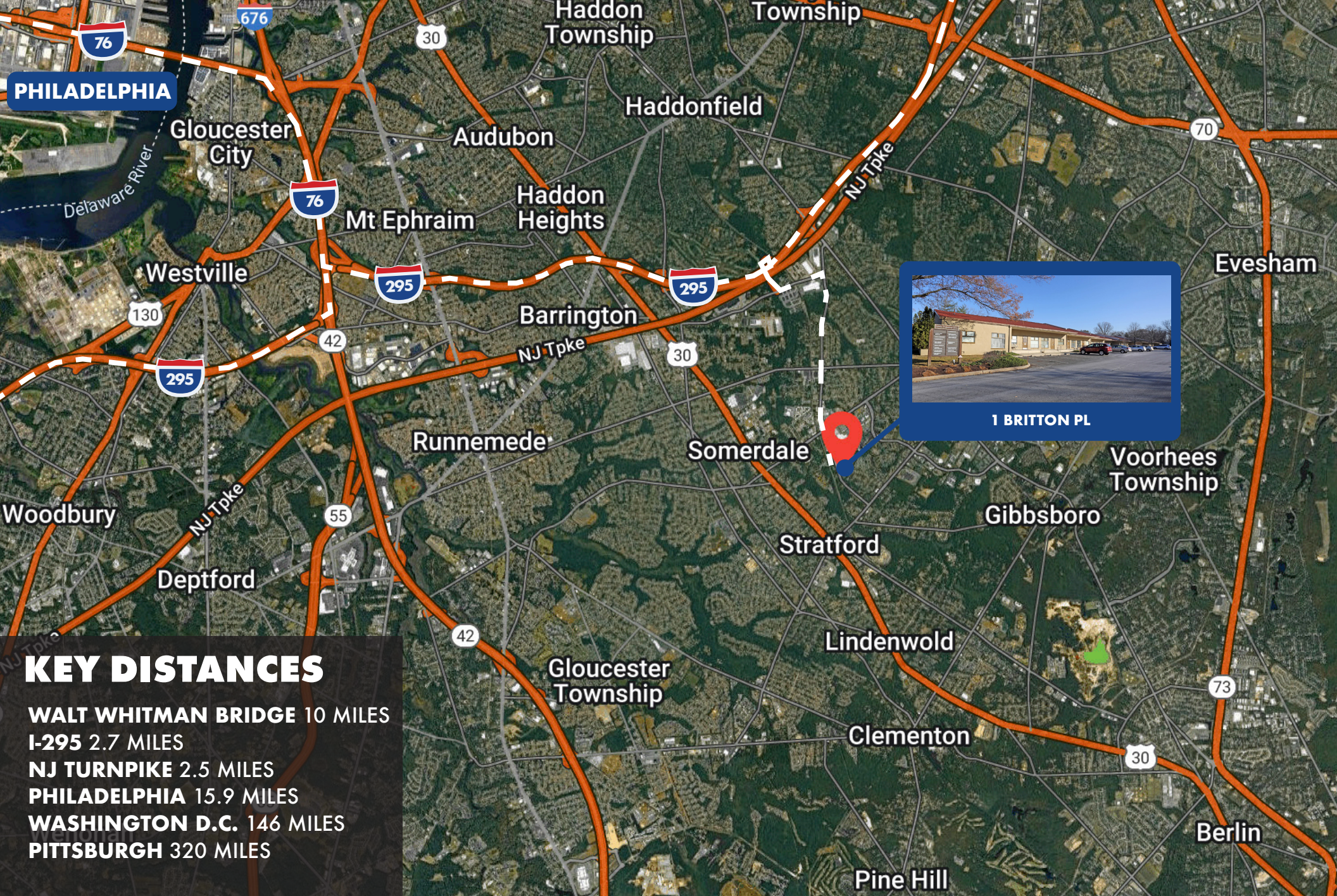
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	6,303	37,032	95,262
PROJECTED 2029	6,304	36,865	94,888

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



**FOR SALE**  
 1 BRITTON PL, VOORHEES TOWNSHIP, NJ 08043

856.797.1919  
 VantageRES.com



1 BRITTON PL

## 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



# FOR SALE

1 BRITTON PL, VOORHEES TOWNSHIP, NJ 08043

856.797.1919

VantageRES.com



# 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



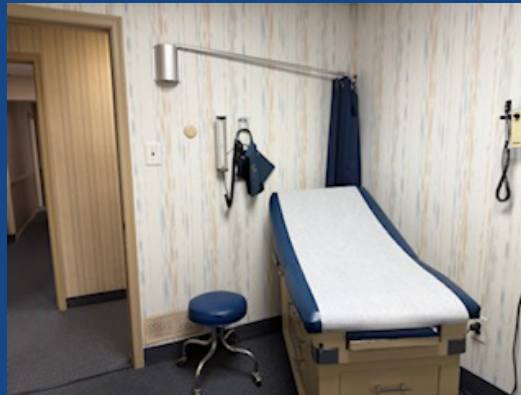
**FOR SALE**

1 BRITTON PL, VOORHEES TOWNSHIP, NJ 08043

856.797.1919

VantageRES.com

# SUITES 12 & 13



856.797.1919  
VantageRES.com

## FOR SALE

1 BRITTON PL, VOORHEES TOWNSHIP, NJ 08043