



**FOR
LEASE**

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



PRIME MEDICAL OFFICE SPACE FOR LEASE
101 LEXINGTON ROAD, SWEDSBORO, NJ 08085



OFFERING SUMMARY

Asking Lease Rate: \$25/SF NNN

NNN: +/- \$9.78/SF

Size Available: In-line suite: +/- 4,403 SF

Zoning: Planned Unit Development

Parking: +/- 50 Parking Spaces



PROPERTY HIGHLIGHTS

+ Beautifully fit-out medical space, with the option to divide into smaller units. Space features high endfinishes, reception area, multiple (8-10) clinical exam rooms, nurses' stations, restrooms, and staff room/kitchenette

+ Located in a desirable and well-kept professional complex, the available office is ideally located in a building with road frontage and high visibility. The space is easily accessible from the NJ Turnpike, Center Square Road, I-295, and Route 322

+ Situated among high demographic residential neighborhoods, the space is ideal for any type of medical user including general practices, mental health, specialty groups, and more. Nearby amenities include CVS, ShopRite of Center Square Plaza, Swedesboro Diner and Inspira Health Center - Woolwich



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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	6,629	21,622	31,534
PROJECTED 2028	6,925	22,510	32,632

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,148	7,280	10,463
PROJECTED 2028	2,248	7,593	10,842

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$154,954	\$148,260	\$152,880
MEDIAN INCOME	\$137,401	\$130,308	\$133,295



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101 LEXINGTON ROAD

KEY DISTANCES

ROUTE 322 2.8 MILES

I-295 3.2 MILES

NJ TURNPIKE 3.9 MILES

ROUTE 130 7 MILES

ROUTE 40 7.5 MILES

ROUTE 55 11 MILES



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CENTER SQUARE ROAD

KINGS HIGHWAY



NEARBY AMENITIES

DINING

- BluePlate
- Bottos Italian Line Restaurant
- Center Square Tavern
- Coffee & Cream II
- Dunkin
- Green Tea Restaurant
- Hens & Honey Shoppe
- Marinos
- Old Town Bagel
- PrimoHoagies
- Rodes Fireside Restaurant
- Salem Oak Vineyards & Winery
- Swedesboro Diner
- Swedesboro Brewing Company
- The Red Hen
- Vesuvio Ristorante

RETAIL/GROCERY

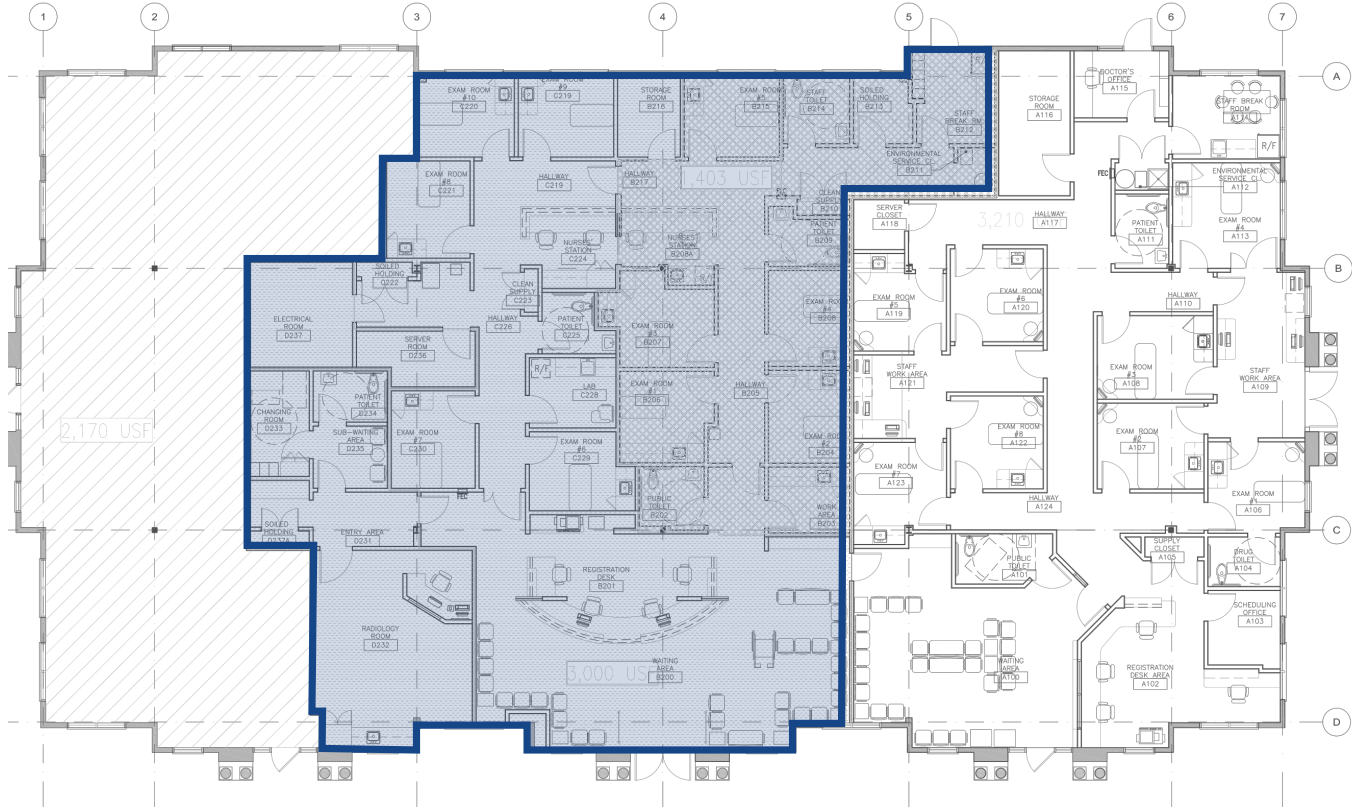
- CVS
- JB Liquors
- Shell
- Shoprite
- Sinclair Gas
- Wawa



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FLOORPLAN



+/- 4,403 SF



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INTERIOR



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