



EXCLUSIVE PROFESSIONAL PARK FOR SALE OR LEASE
88 LAKEVIEW DRIVE SOUTH

 **GIBBSBORO, NJ 08026**

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www.VantageRES.com

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OFFERING SUMMARY



BUILDING SIZE

+/- 12,000 SF on +/- 2.05 AC



SALE PRICE

\$1,800,000



SF AVAILABLE

+/- 3,898 - 7,931 SF



LEASE RATE

\$16/SF gross



SIGNAGE

Monument and building



PARKING

+/- 75 spaces



AREA HIGHLIGHTS

- ✓ Premium turn-key office space immediately available at exclusive professional campus in Gibbsboro NJ. Great for owner/occupier
- ✓ Single-story spaces are +/- 4,083 SF Building 1 and +/- 3,893 SF Building 2 to be occupied together or separately, move in ready for a variety of medical and office users
- ✓ Nearby amenities include The Chop House, Sanremo Pizzeria, CVS Pharmacy, Wawa and Dunkin



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	26,315	182,358	662,862
2027 POPULATION PROJECTION	26,303	182,883	665,433

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	10,061	69,973	253,326
2027 HOUSEHOLD PROJECTION	10,005	70,186	254,373

INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$109,854	\$113,094	\$110,301
MEDIAN HOUSEHOLD INCOME	\$75,687	\$87,375	\$86,194

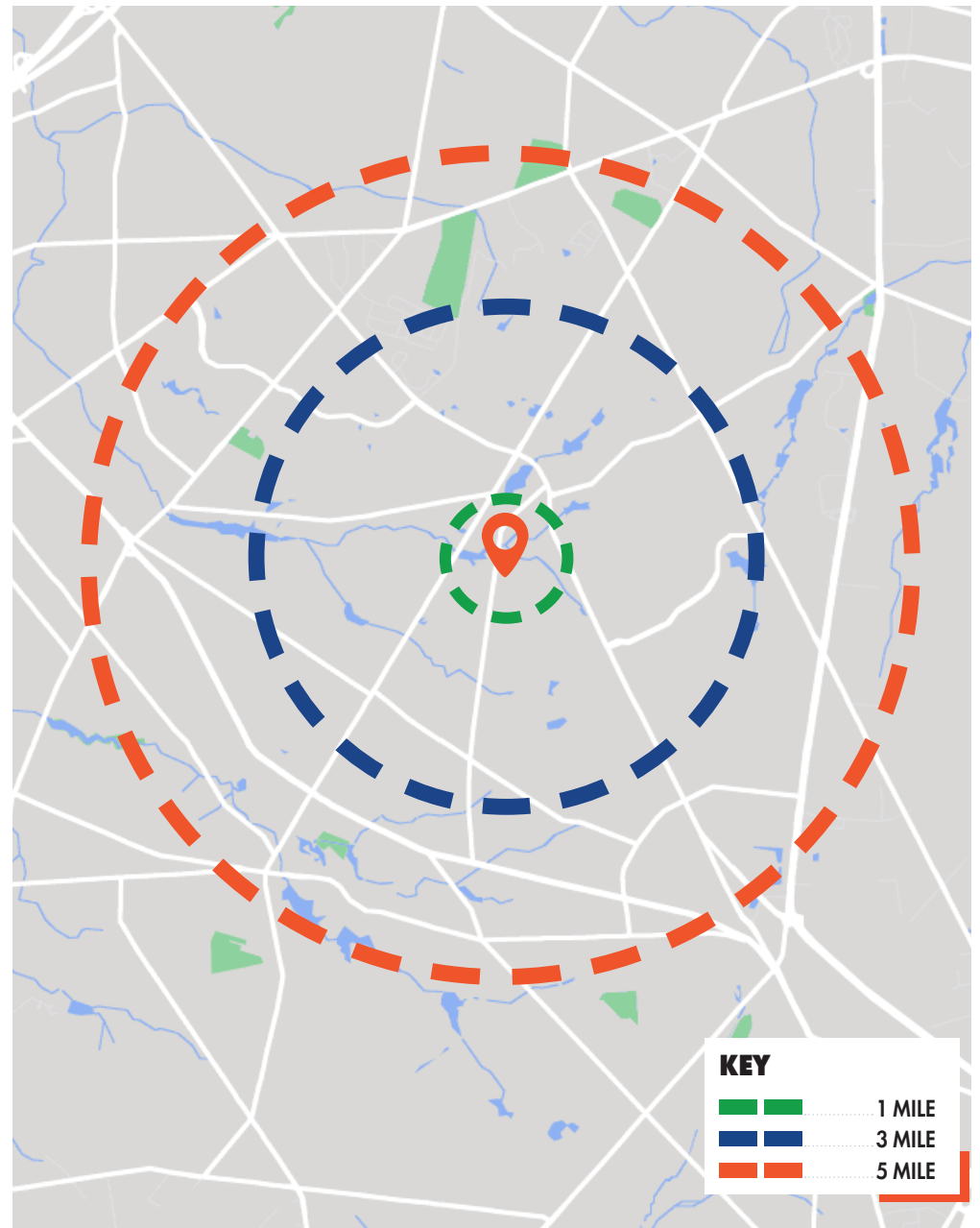
KEY DISTANCES

ROUTE 73
2.6 MILES

NJ TURNPIKE
7 MILES

ROUTE 42
10 MILES

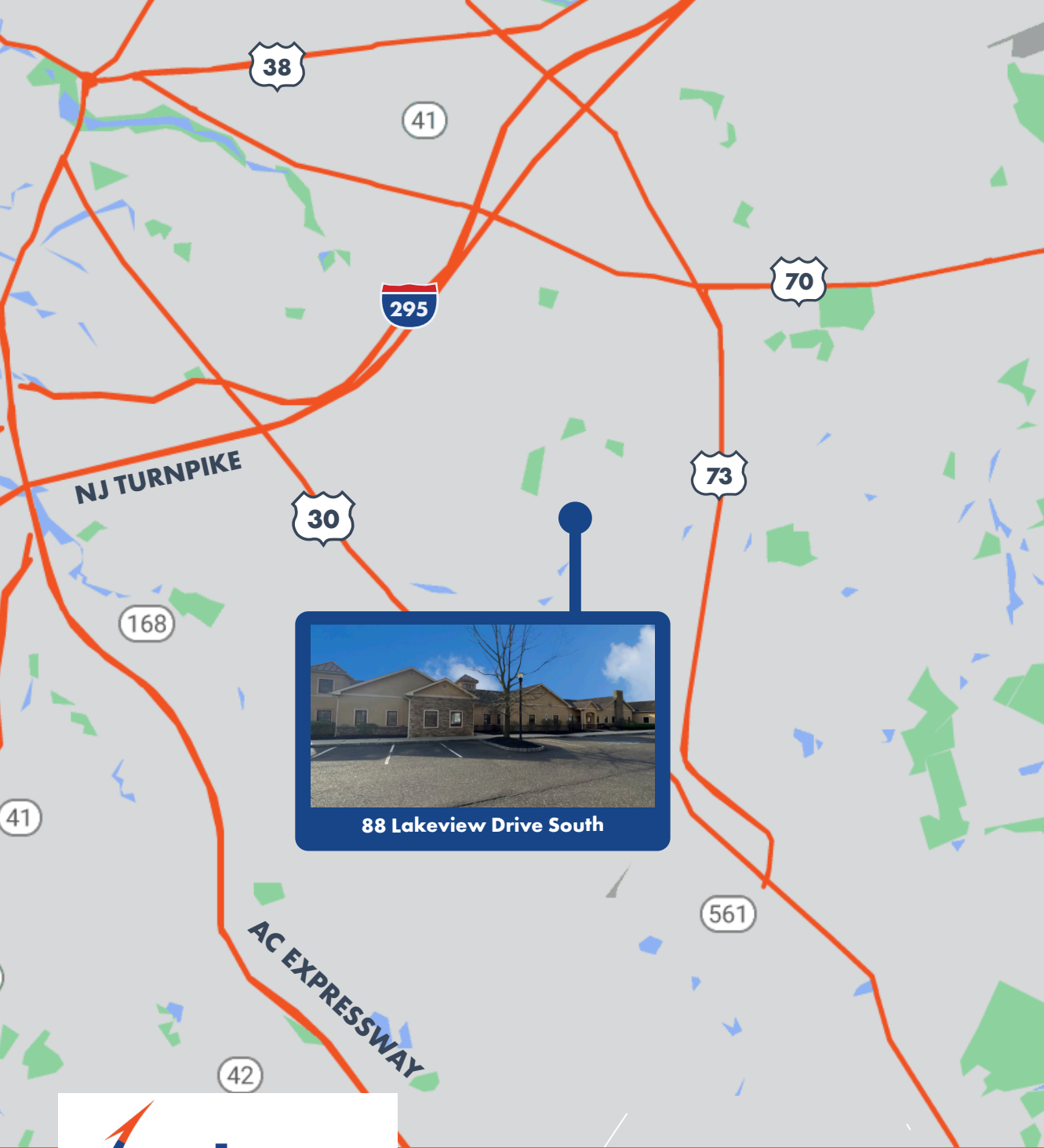
PHILADELPHIA
12 MILES



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NEARBY AMENITIES

DINING

- Chick Fil A
- Dooneys Pub
- Dunkin
- Harvest Coffee Company
- Iron Hill Brewery
- Olive Garden
- Otts Voorhees Tavern
- Pancheros Mexican Grill
- Panera Bread
- Rodizio Grill
- Starbucks
- Taco Bell
- The Chophouse
- Wawa
- Wendys

RETAIL

- ACME Markets
- Bath and Body Works
- Big Kahunas Waterpark
- Boscovs
- Crown Liqour and wine
- CVS Pharmacy
- Diggerland USA
- Walmart Supercenter
- Echelon Health & Fitness
- Edge Fitness Club
- Family dental care
- Gibbsboro Police Department
- Kohls
- Lowes
- Rite Aid
- Springhill Suites by Marriott
- Target

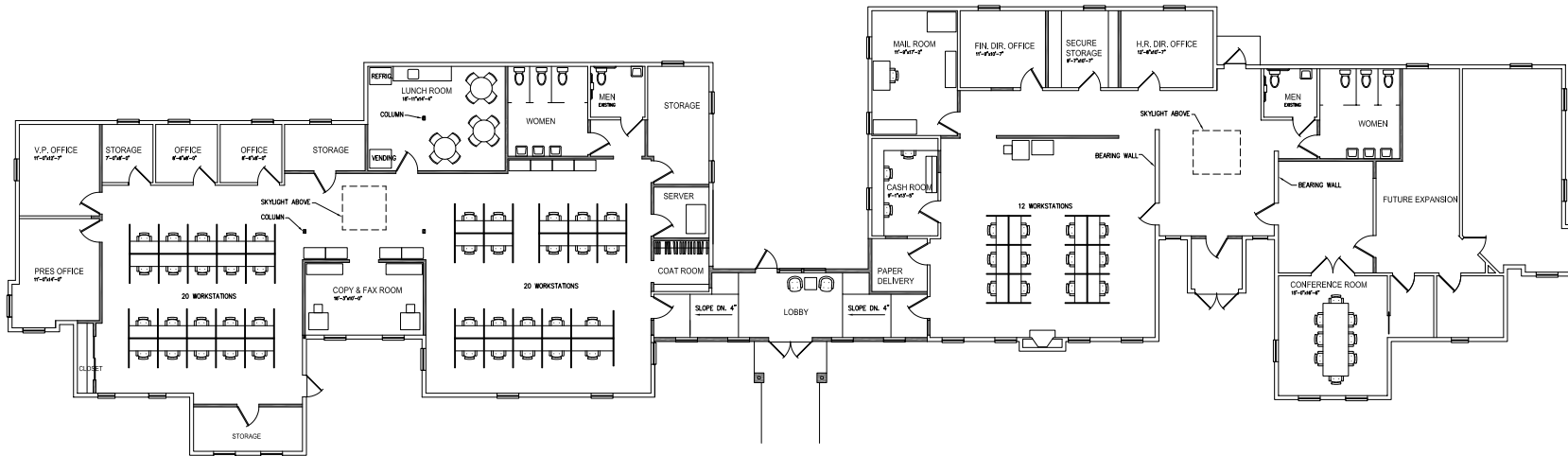


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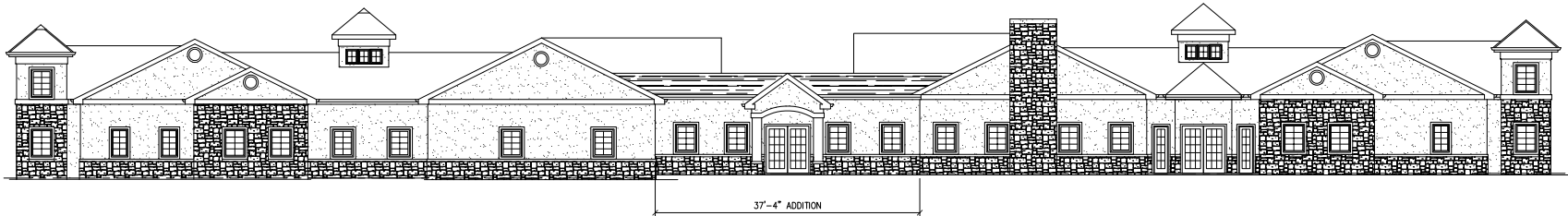
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FLOOR PLAN OF BUILDINGS ONE AND TWO



FLOOR PLAN
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"