

Medical Office Space Available

Virtua Health & Wellness Center – Washington Township
239 Hurffville-Crosskeys Road, Sewell, NJ



± 30,000 SF OF CONTIGUOUS SPACE AVAILABLE

Property Highlights

- Class-A outpatient medical facility
- Comprised of various clinical uses including an ambulatory surgery center, urgent care, imaging, cancer center, and a variety of specialties
- Up to 30,000 RSF contiguous space available
- Well capitalized ownership offering an above market tenant improvement allowance



For more information, please contact:

Dan Moller
dmoller@geisrealty.com
215.701.0722

Tom Hummel
thummel@geisrealty.com
215.568.2505

Owned &
Managed By: **welltower**[®]

Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

First Floor

SUITE	SIZE	DESCRIPTION
Suite 100	6,391 SF	Existing medical space
Suite 115	1,963 SF	Retail or Class room space
Suite 120	2,010 SF	Former Child Care Space
Suite 125	3,070 SF	Fully customizable space. Currently in shell condition.
Suite 150	5,084 SF	Fully customizable space. Currently in shell condition. With small retail pharmacy space

Second Floor

SUITE	SIZE	DESCRIPTION
Suite 220	4,864 SF	Former Cardiac Rehab space
Suite 230	10,247 SF	Fully customizable space. Currently in shell condition.
Suite 235	2,031 SF	Former conference center
Suite 240	2,599 SF	Ready to go medical space
Suite 250	7,271 SF	Recently updated clinical space.
Suite 255	1,163 SF	Fully customizable space. Currently in shell condition.
Suite 270	3,887 SF	Fully customizable space. Currently in shell condition.



For more information, please contact:

Dan Moller

dmoller@geisrealty.com
215.701.0722

Tom Hummel

thummel@geisrealty.com
215.568.2505

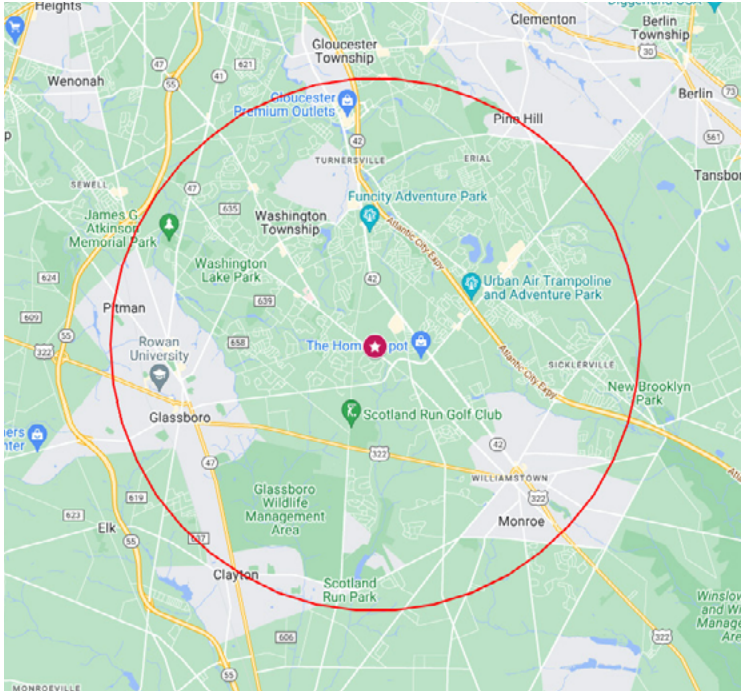


Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

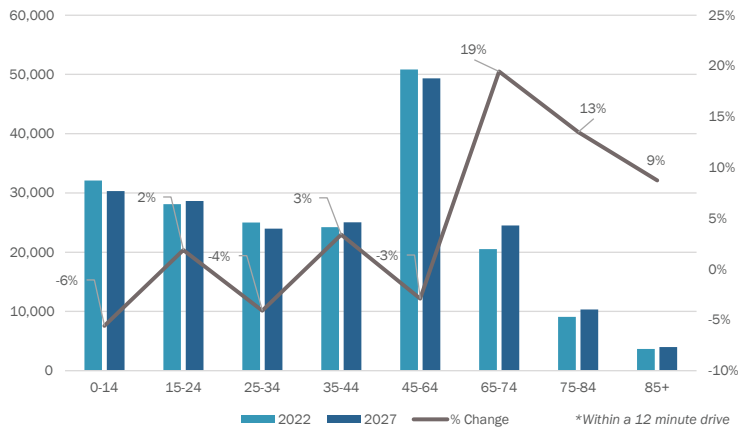
Health Care Market Analysis

Welltower analyzed the market within a 5 mile radius of the property as shown on the map below.



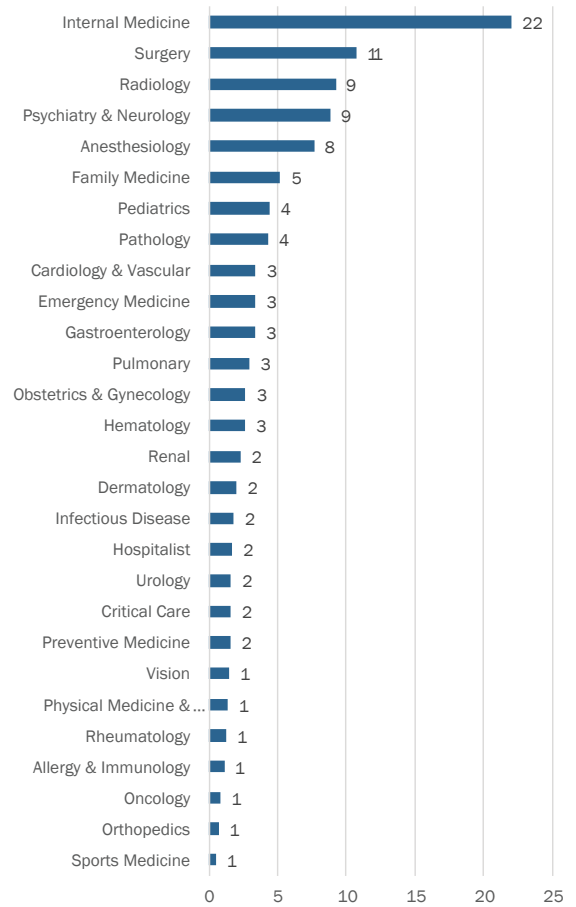
Projected Population Shift

With the 45-64 age cohort representing the largest percentage of the total population (20%), the need for clinical services in this market will increase in future years.



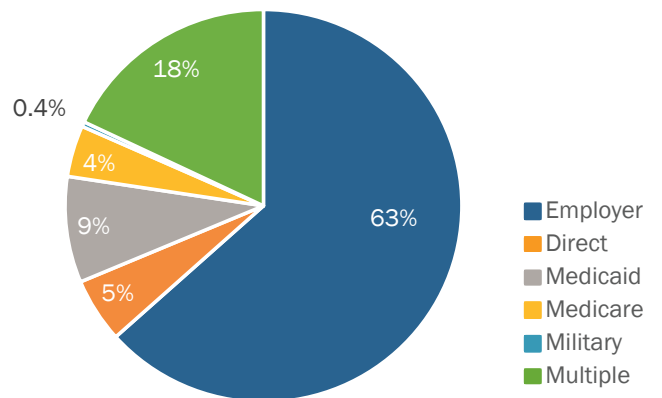
Physician Need by Specialty

The graph below highlights the number of full-time physicians (FTE) for each specialty in need.



Source: Revista

Payor Mix



For more information, please contact:

Dan Moller

dmoller@geisrealty.com
215.701.0722

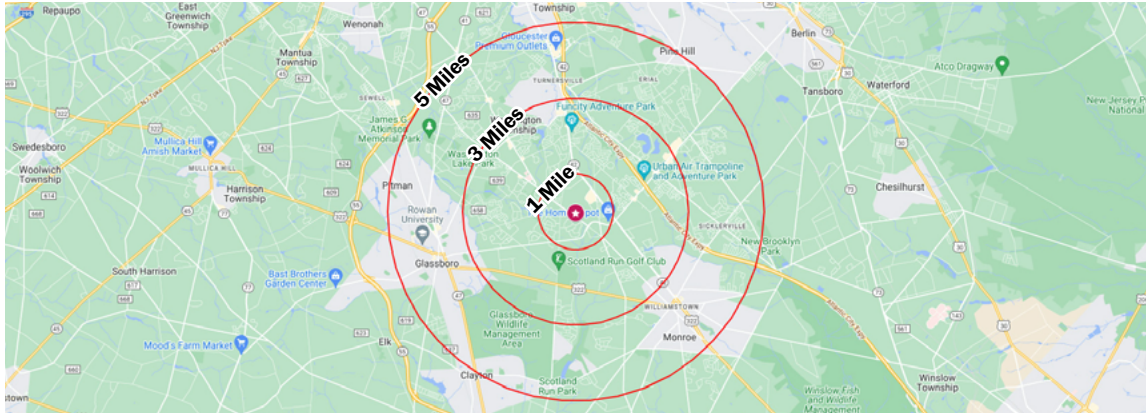
Tom Hummel

thummel@geisrealty.com
215.568.2505

Owned & Managed By: **welltower**

Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,236	56,286	150,762
Median age	41.4	40.3	39.1
Median age (Male)	41.2	38.3	37.5
Median age (Female)	41.4	40.9	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,007	21,264	56,901
# of persons per HH	2.6	2.6	2.6
Average HH income	\$120,420	\$105,463	\$98,560
Average house value	\$284,310	\$236,217	\$219,789
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	6.1%	7.6%	8.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	84.5%	77.5%	72.0%
Black	10.1%	14.8%	18.3%
Asian	1.9%	2.5%	3.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.3%	0.2%
Other	0.8%	1.5%	2.0%

* Demographic data derived from 2020 ACS - US Census



For more information, please contact:

Dan Moller
dmoller@geisrealty.com
215.701.0722

Tom Hummel
thummel@geisrealty.com
215.568.2505



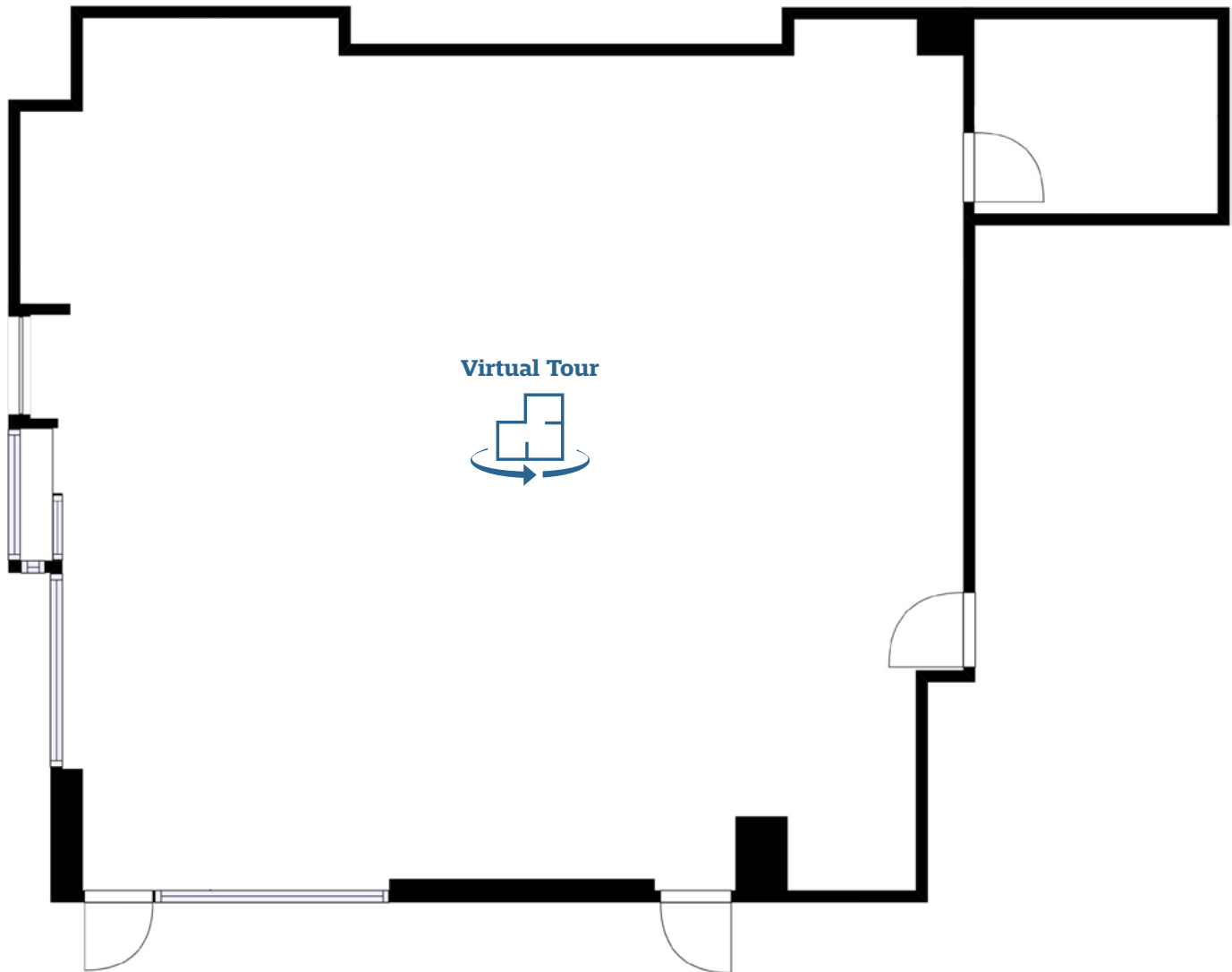
Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

First Floor

SUITE	SIZE	DESCRIPTION
Suite 115	1,963 SF	Fitness class space



For more information, please contact:

Dan Moller

dmoller@geisrealty.com
215.701.0722

Tom Hummel

thummel@geisrealty.com
215.568.2505

Owned &
Managed By: **welltower**[®]

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

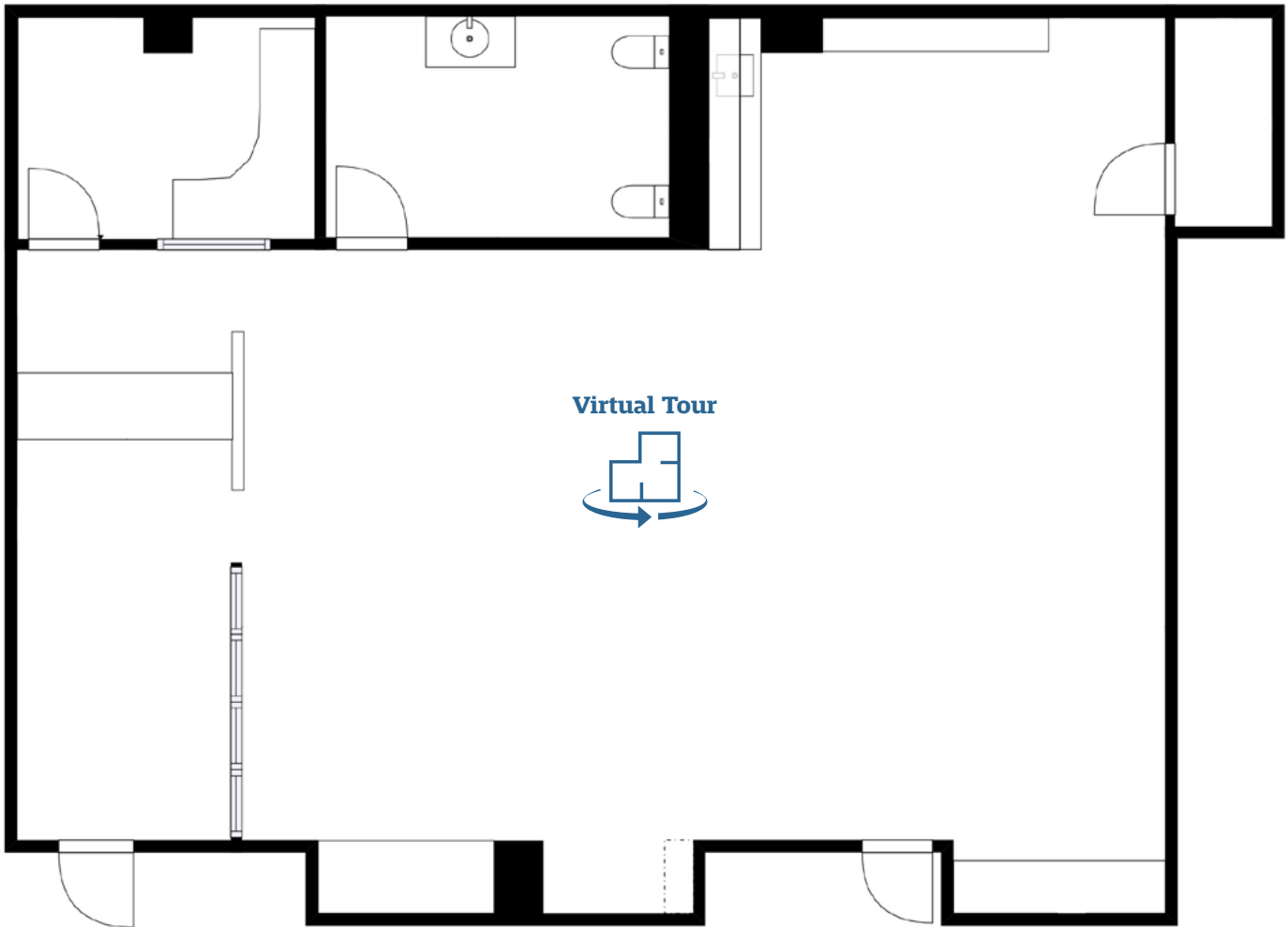
Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

First Floor

SUITE	SIZE	DESCRIPTION
Suite 120	2,010 SF	Former Child Care Space



For more information, please contact:

Dan Moller

dmoller@geisrealty.com
215.701.0722

Tom Hummel

thummel@geisrealty.com
215.568.2505

Owned &
Managed By: **welltower**[®]

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

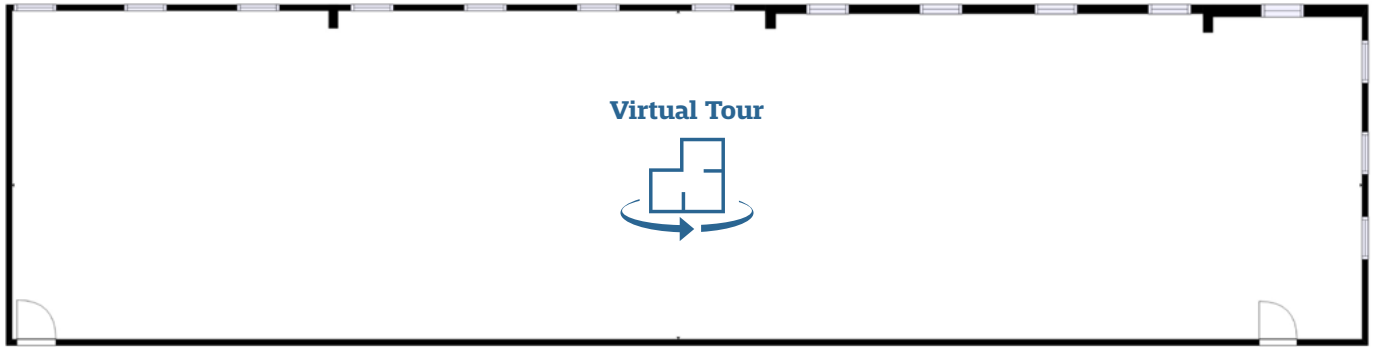
Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

First Floor

SUITE	SIZE	DESCRIPTION
Suite 125	3,070 SF	Fully customizable space adjacent to the fitness center.



For more information, please contact:

Dan Moller

dmoller@geisrealty.com
215.701.0722

Tom Hummel

thummel@geisrealty.com
215.568.2505

Owned &
Managed By: 

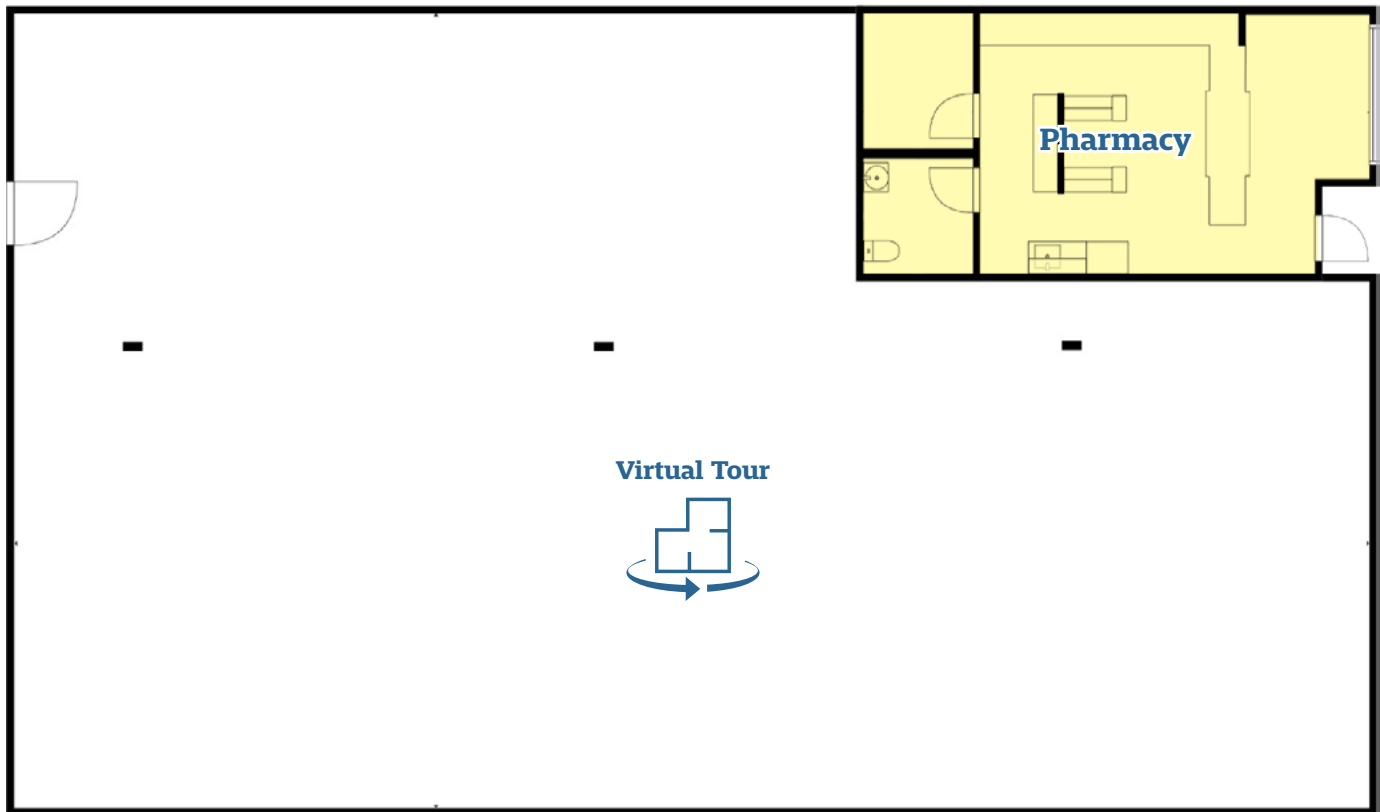
Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

First Floor

SUITE	SIZE	DESCRIPTION
Suite 150	5,084 SF	Fully customizable space. Currently in shell condition. With small retail pharmacy space



For more information, please contact:

Dan Moller

dmoller@geisrealty.com
215.701.0722

Tom Hummel

thummel@geisrealty.com
215.568.2505

Owned &
Managed By: **welltower**[®]

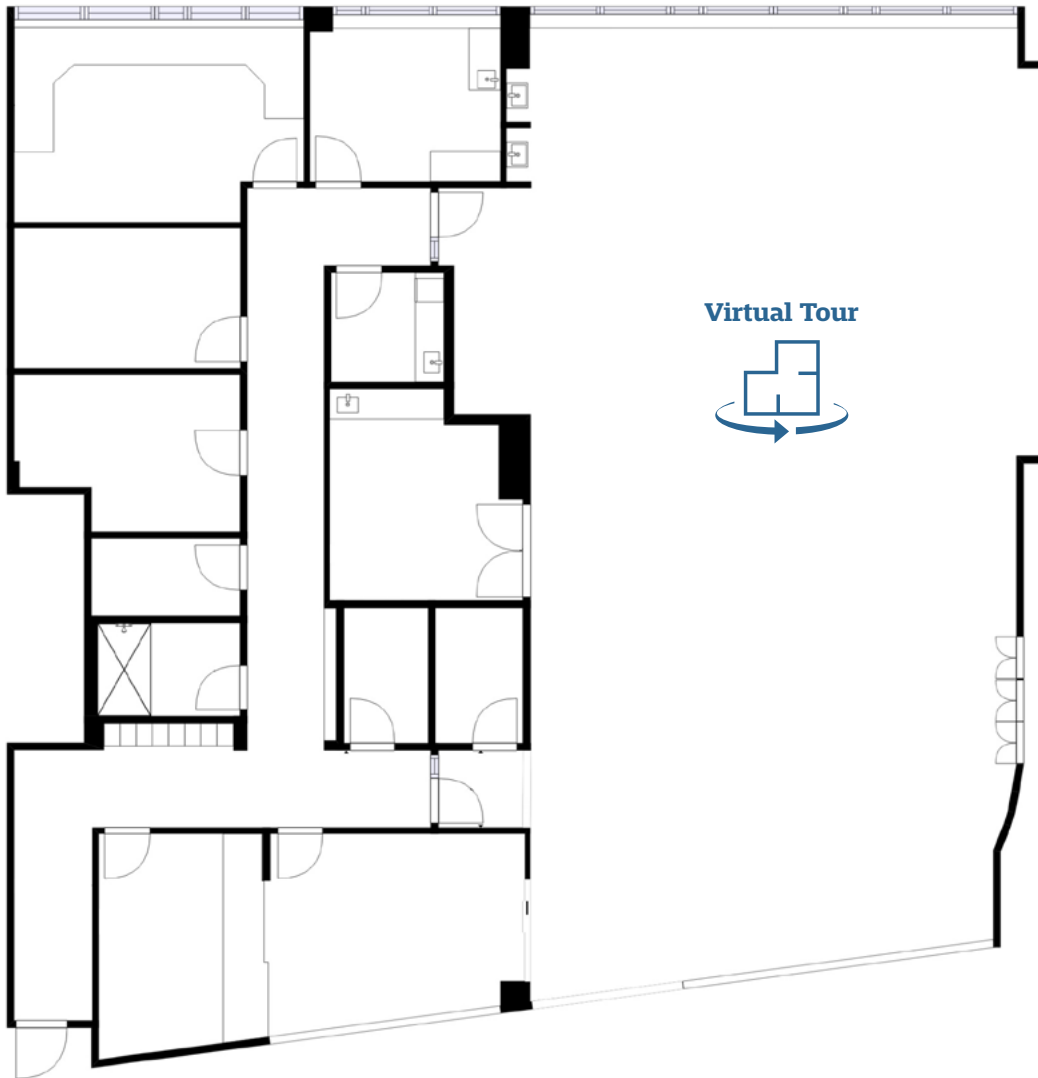
Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

Second Floor

SUITE	SIZE	DESCRIPTION
Suite 220	4,864 SF	Former Cardiac Rehab space



For more information, please contact:

Dan Moller

dmoller@geisrealty.com
215.701.0722

Tom Hummel

thummel@geisrealty.com
215.568.2505

Owned &
Managed By: **welltower**[®]

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

Virtua Health & Wellness Center – Washington Township

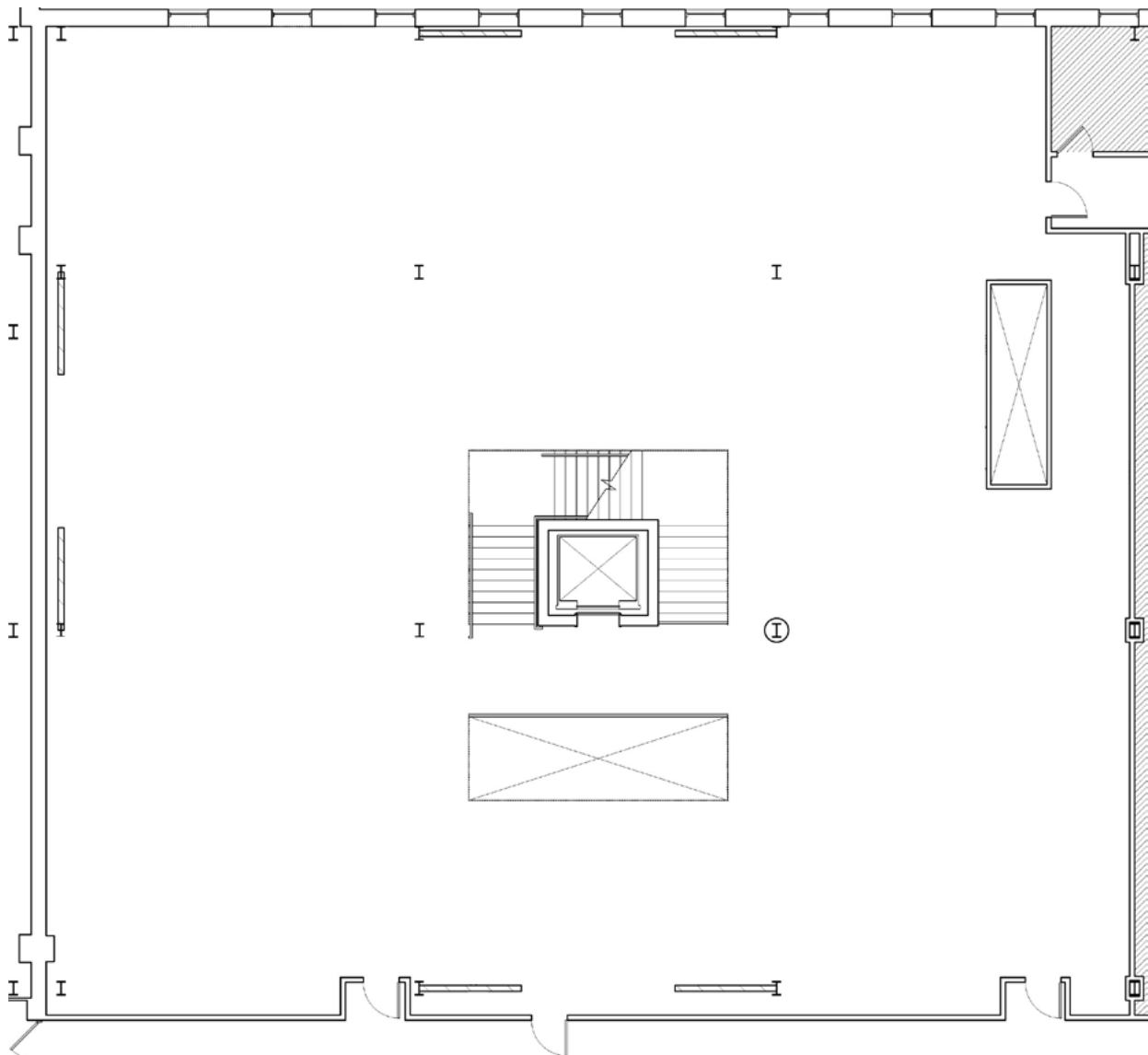
239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

Second Floor

SUITE	SIZE	DESCRIPTION
-------	------	-------------

Suite 230	10,247 SF	Fully customizable space. Currently in shell condition.
-----------	-----------	---



For more information, please contact:

Dan Moller

dmoller@geisrealty.com
215.701.0722

Tom Hummel

thummel@geisrealty.com
215.568.2505

Owned &
Managed By: **welltower**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

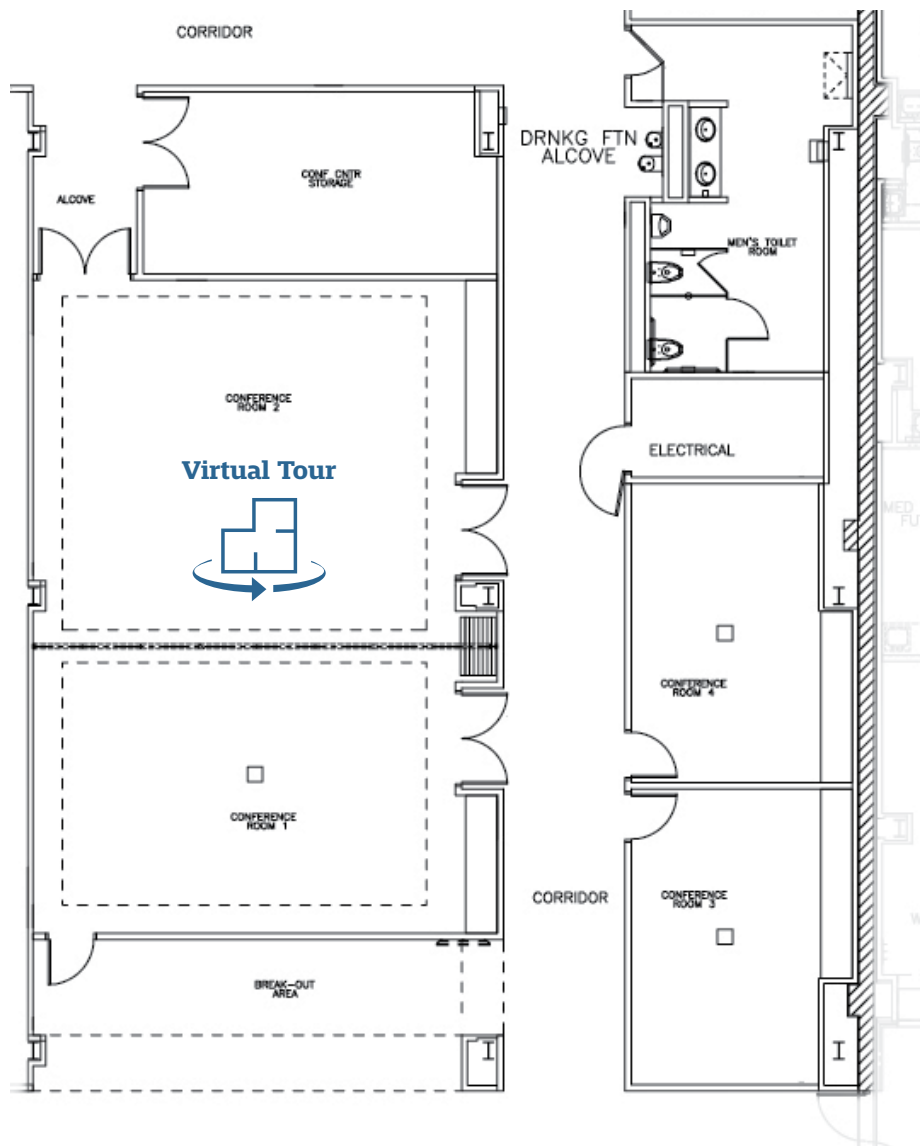
Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

Second Floor

SUITE	SIZE	DESCRIPTION
Suite 235	2,031 SF	Former conference center



For more information, please contact:

Dan Moller

dmoller@geisrealty.com
215.701.0722

Tom Hummel

thummel@geisrealty.com
215.568.2505

Owned & Managed By:

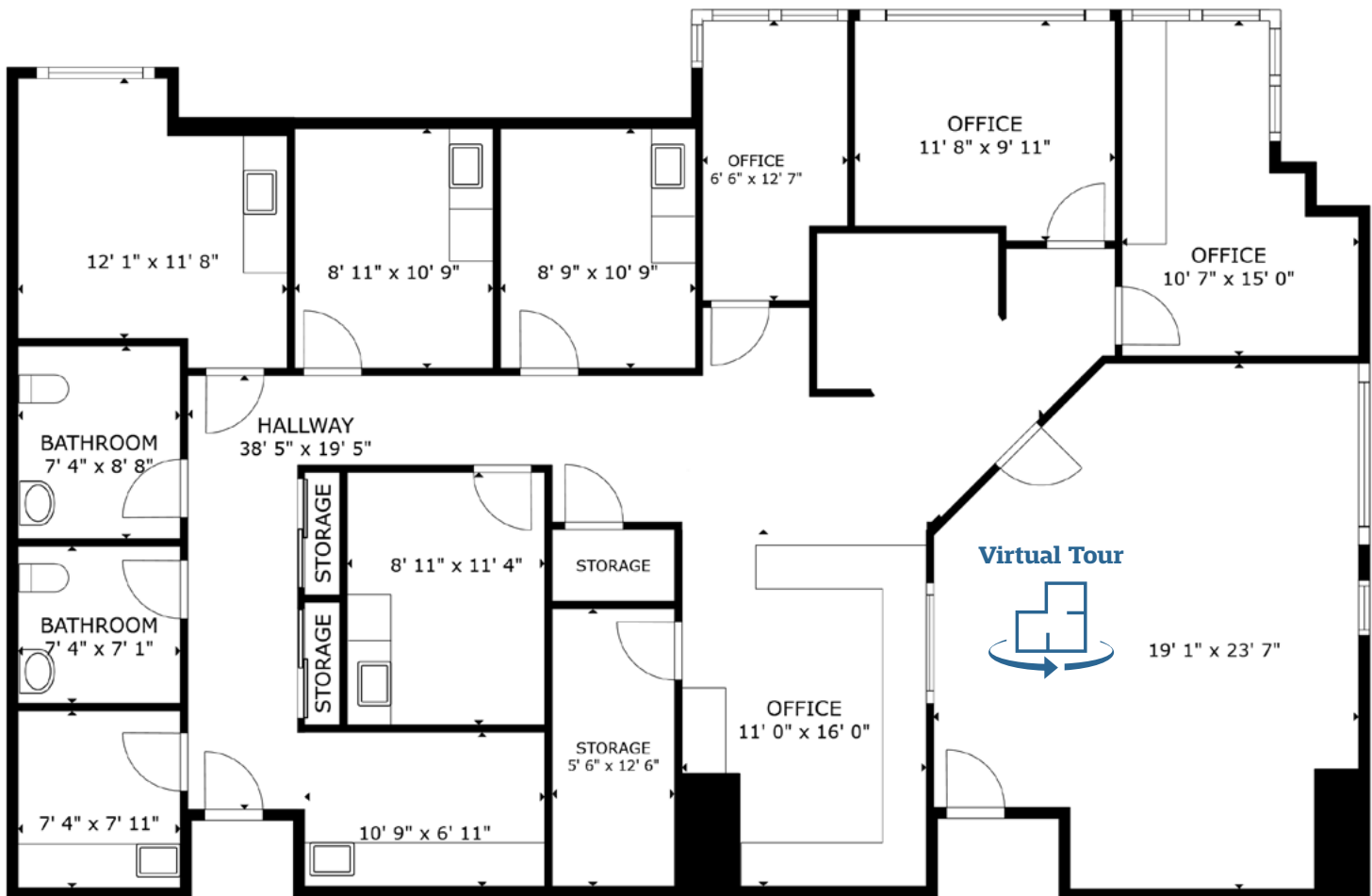
Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

Second Floor

SUITE	SIZE	DESCRIPTION
Suite 240	2,599 SF	Ready to go medical space



For more information, please contact:

Dan Moller
dmoller@geisrealty.com
215.701.0722

Tom Hummel
thummel@geisrealty.com
215.568.2505

Owned & Managed By:

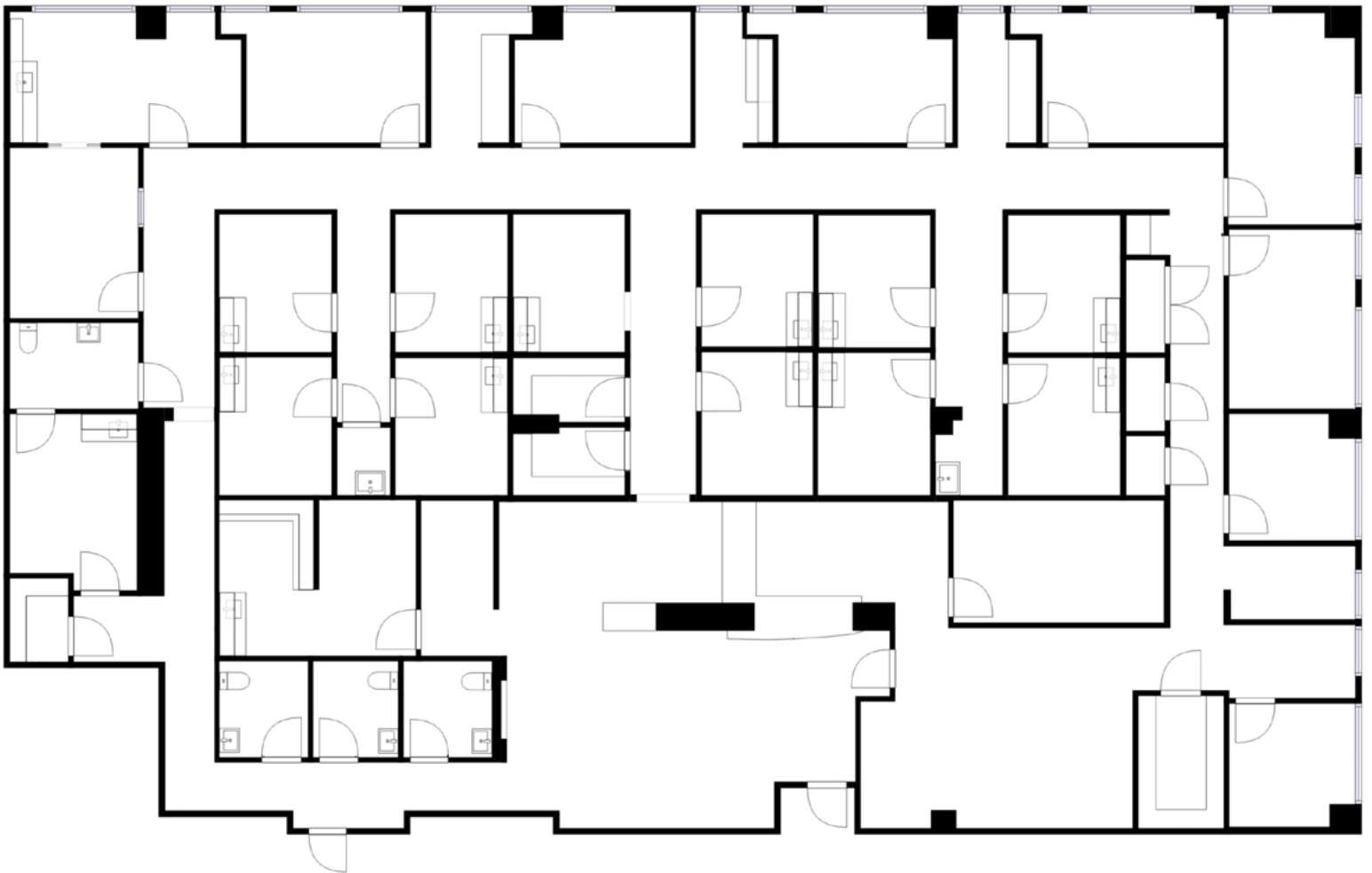
Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

Second Floor

SUITE	SIZE	DESCRIPTION
Suite 250	7,271 SF	Recently updated clinical space



Virtual Tour



For more information, please contact:

Dan Moller

dmoller@geisrealty.com
215.701.0722

Tom Hummel

thummel@geisrealty.com
215.568.2505

Owned &
Managed By: **welltower**[®]

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

AVAILABLE SPACES

Second Floor

SUITE	SIZE	DESCRIPTION
Suite 255	1,163 SF	Fully customizable space. Currently in shell condition.



Virtual Tour



AVAILABLE SPACES

Second Floor

SUITE	SIZE	DESCRIPTION
Suite 270	3,887 SF	Fully customizable space. Currently in shell condition.

