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FOR
SALE
OR
LEASE



OFFICE/MEDICAL SPACE AVAILABLE
400 LAUREL OAK ROAD, VOORHEES, NJ 08043



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OFFERING SUMMARY

LEASE:

Office Space:

\$22/SF + Utilities

+/- 26,000 SF

Medical Space:

\$28/SF + Utilities

+/- 5,400 SF

SALE:

Call for Price

+/- 50,916 SF

Parking: Ample

Zoning: O-3 with a TC-1 overlay



PROPERTY HIGHLIGHTS

- + Showcase your business in a +/- 26,000 SF Class A office with perimeter private offices, expansive conference and training rooms, a dedicated executive entrance, spacious kitchen, and high-end finishes throughout. Ideal for corporate headquarters, large law firm, administrative offices, and other higher end business uses
- + +/- 5,400 SF, beautifully fit-out medical space. All new, high-end finishes.
- + Situated in Voorhees' high-demographic corridor and zoned O3 for professional and medical office use, the property is home to respected co-tenants including Relieve Us Pain Management, Vascular Vein Institute, and Eastern Regional School District
- + Enjoy immediate access to top area amenities including ACME Markets, AMC 10 Movie Theater, Flyers Training Center, and a wide array of restaurants, medical facilities, and retail complexes — all just minutes away
- + Zoning allows for permitted conditional uses including retail commercial users



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AERIAL VIEW



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NEARBY AMENITIES



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DEMOGRAPHICS

| KEY | |
|--------|--|
| 1 MILE | |
| 3 MILE | |
| 5 MILE | |

| POPULATION | | | |
|----------------|--------|--------|---------|
| MILE | 1 MILE | 3 MILE | 5 MILE |
| AVERAGE 2023 | 12,769 | 88,011 | 229,838 |
| PROJECTED 2028 | 12,864 | 87,643 | 229,210 |

| HOUSEHOLDS | | | |
|----------------|--------|--------|--------|
| MILE | 1 MILE | 3 MILE | 5 MILE |
| AVERAGE 2023 | 5,524 | 34,418 | 90,822 |
| PROJECTED 2028 | 5,553 | 34,263 | 90,573 |

| INCOME | | | |
|----------------|-----------|-----------|-----------|
| MILE | 1 MILE | 3 MILE | 5 MILE |
| AVERAGE INCOME | \$105,993 | \$113,441 | \$118,192 |
| MEDIAN INCOME | \$81,153 | \$85,489 | \$92,426 |

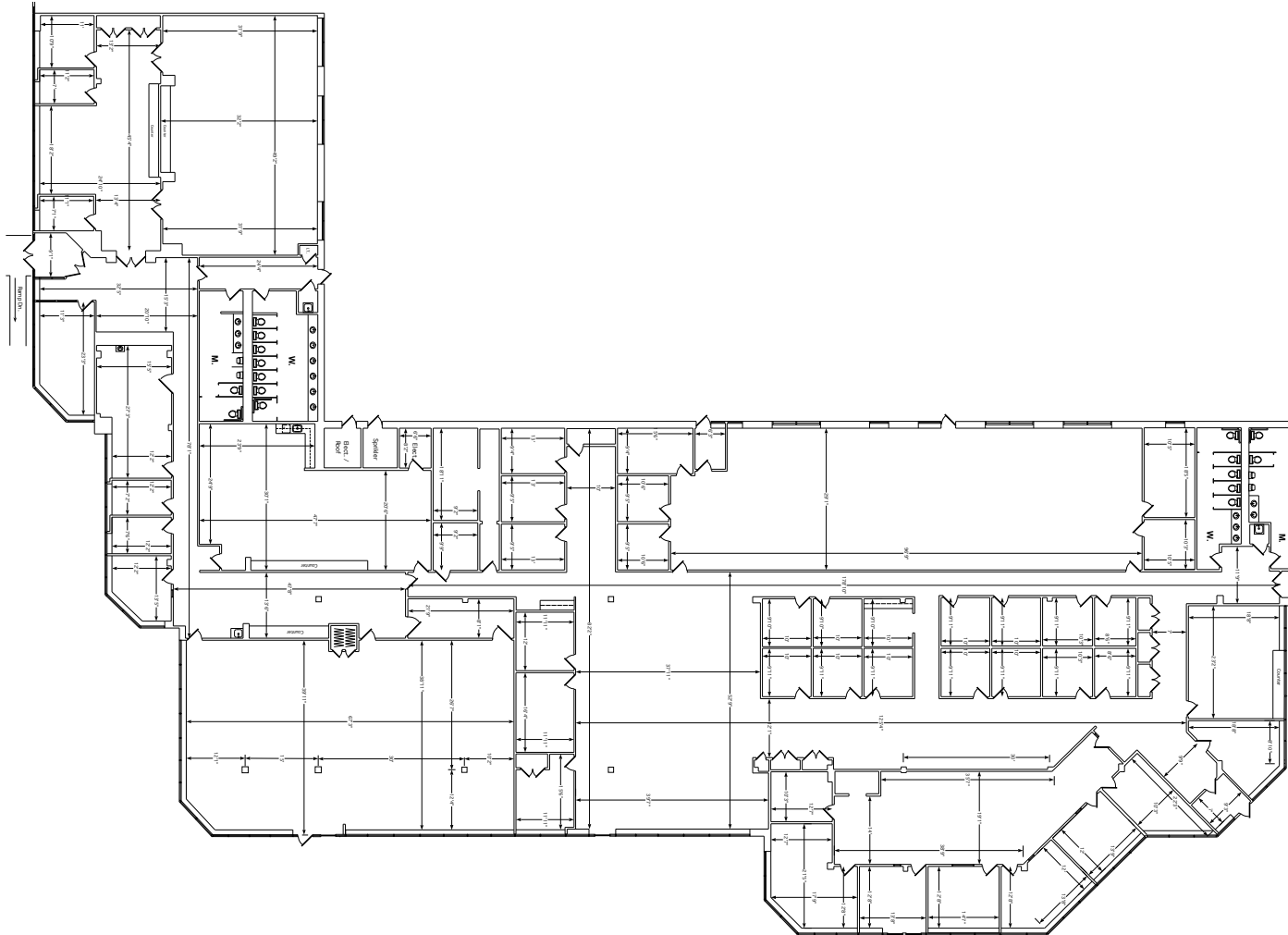


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FLOOR PLAN

SUITE 105: +/- 26,148 SF
OFFICE SPACE

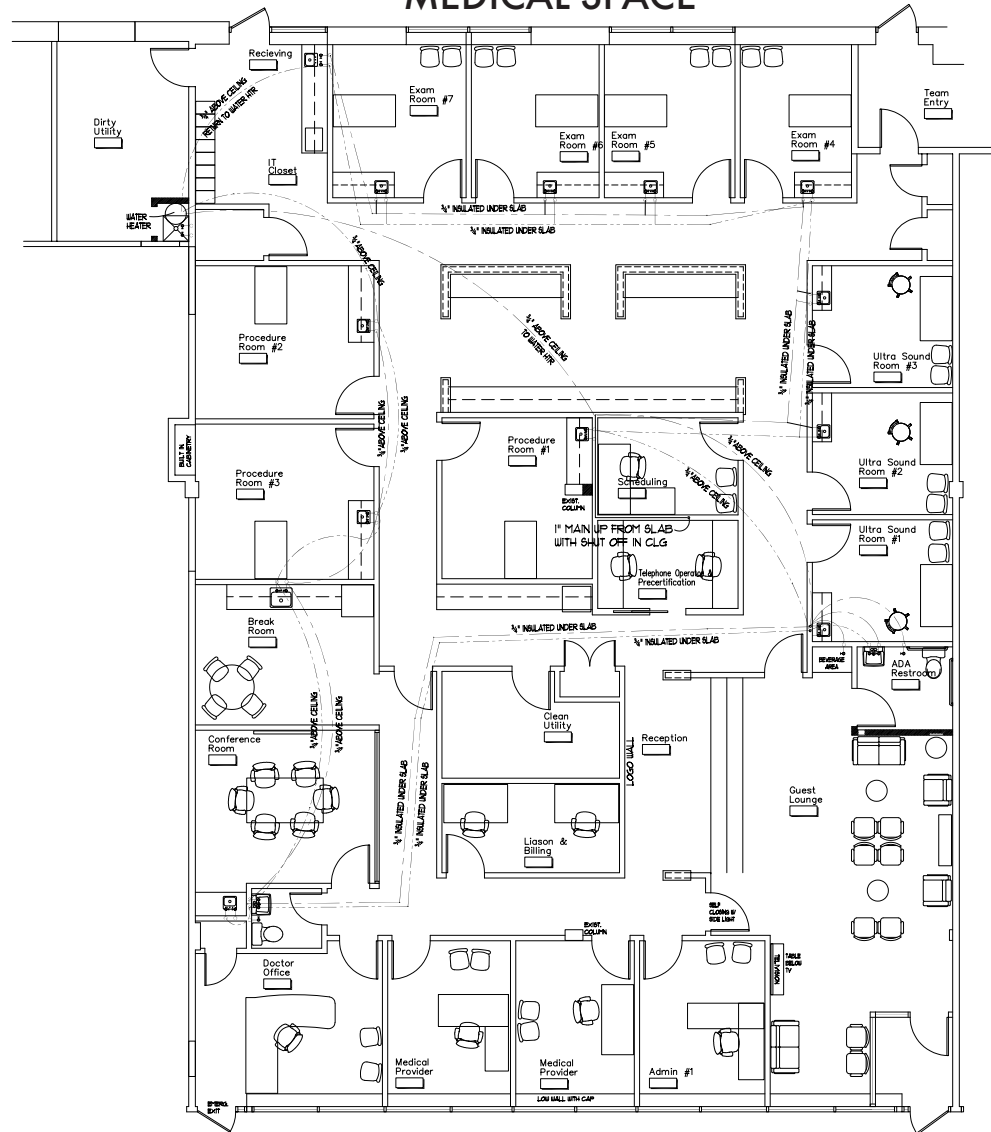


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FLOOR PLAN

+/- 5,400 SF
MEDICAL SPACE



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