



## 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.

FOR  
**SALE**  
OR  
**LEASE**



## PREMIER OFFICE BUILDING AVAILABLE

### 30 JACKSON RD, BUILDING D, MEDFORD, NJ 08055



# OFFERING SUMMARY

**Asking Sale Price:** \$750,000

**Asking Lease Rate:** \$12/SF NNN

**Size Available:** +/- 3,500 RSF

**Building Size:** +/- 6,000 SF

**Zoning:** Restricted Commercial

**Parking:** 20 Surface Spaces

**Signage:** Ground Mount



## PROPERTY HIGHLIGHTS

+ Medical/professional office condominium within the Jackson Commons multi-building campus along heavily traveled Jackson Road. Easy access to Route 73 and Tuckerton Rd and near daily-needs retail.

+ Building D includes a second floor with 10 individual offices; the lower-level suite has a private entrance and restroom and is ADA compliant. Suite and lobby directory signage; abundant surface parking. Well-suited for therapy, accounting, legal, solo medical, and other professional practices; a strong option for those upgrading from a home office.

+ Available Executive Suites are ranging in size from +/- 100 SF to +/- 350 SF and are inclusive of all utilities and fees.

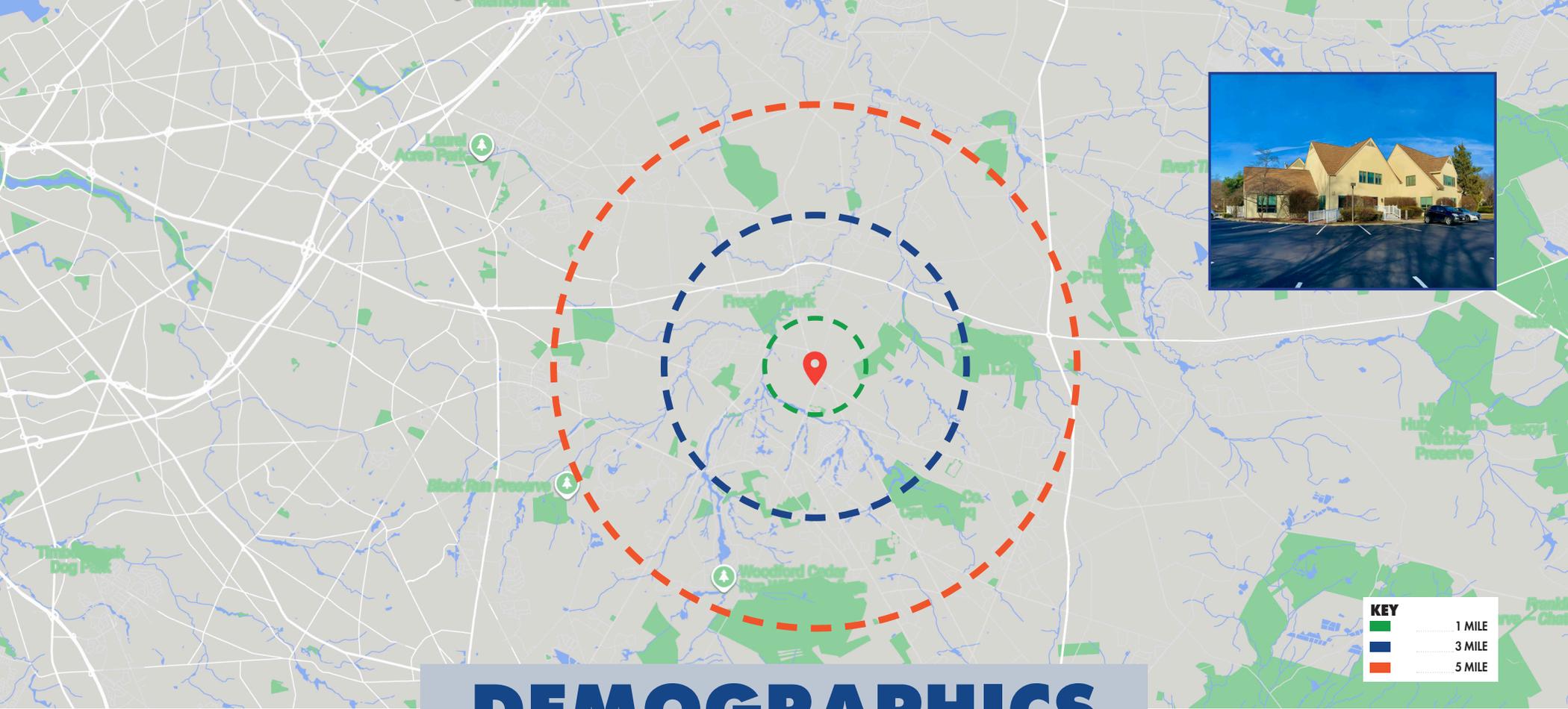


## FOR SALE OR LEASE

30 JACKSON RD, BUILDING D, MEDFORD, NJ 08055

856.797.1919

VantageRES.com



# DEMOGRAPHICS

KEY	
<span style="color: green;">■</span>	1 MILE
<span style="color: blue;">■</span>	3 MILE
<span style="color: orange;">■</span>	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,377	27,999	65,293
PROJECTED 2029	3,410	28,425	66,386

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,195	10,353	24,649
PROJECTED 2029	1,207	10,517	25,079

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$167,740	\$157,642	\$148,796
MEDIAN 2029	\$141,705	\$136,688	\$127,633

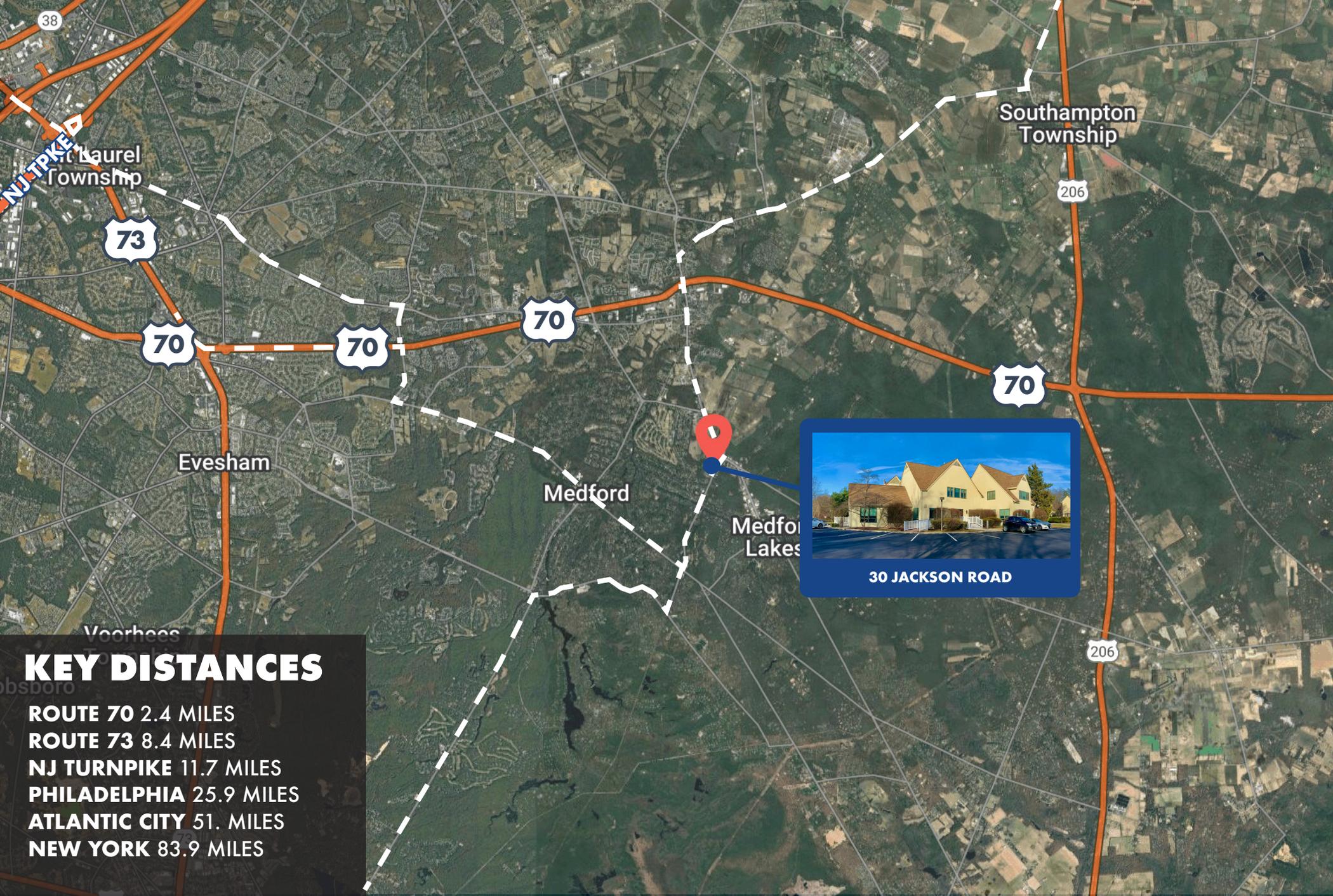


## FOR SALE OR LEASE

30 JACKSON RD, BUILDING D, MEDFORD, NJ 08055

856.797.1919

VantageRES.com



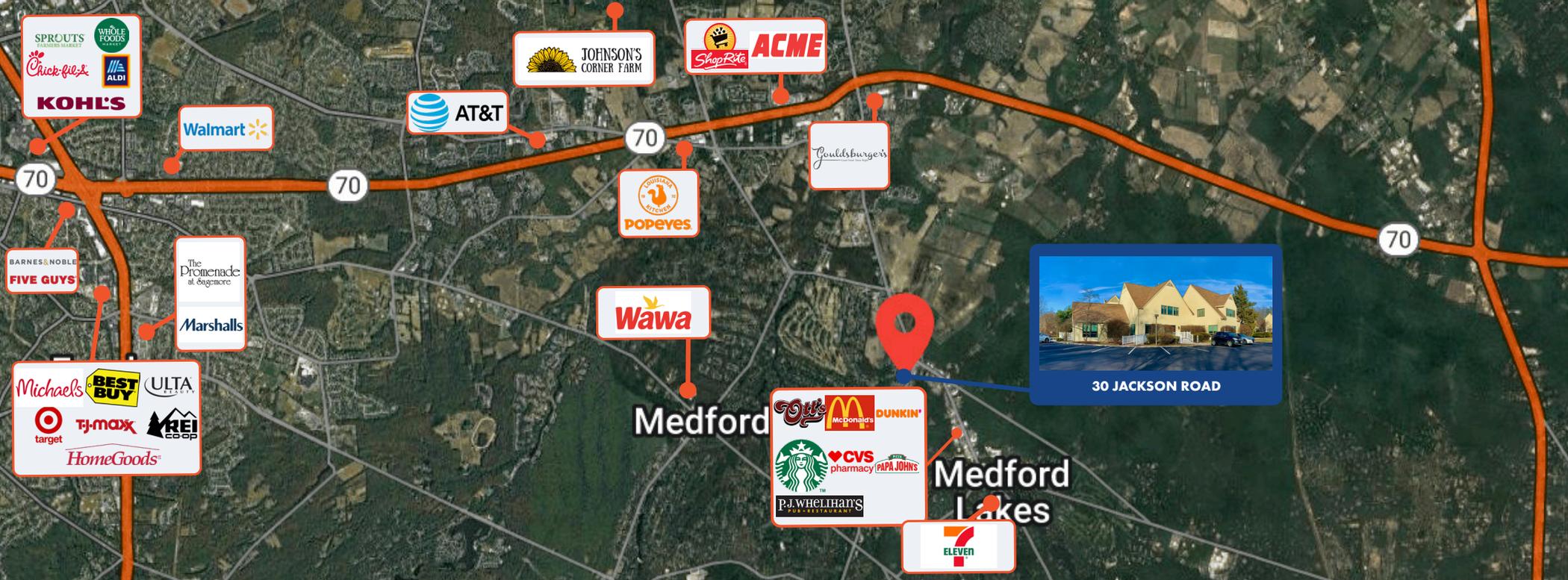
## KEY DISTANCES

- ROUTE 70 2.4 MILES
- ROUTE 73 8.4 MILES
- NJ TURNPIKE 11.7 MILES
- PHILADELPHIA 25.9 MILES
- ATLANTIC CITY 51. MILES
- NEW YORK 83.9 MILES



**FOR SALE OR LEASE**  
 30 JACKSON RD, BUILDING D, MEDFORD, NJ 08055

856.797.1919  
 VantageRES.com



# NEARBY AMENITIES

## DINING

- Papa Johns Pizza
- P.J. Whelihan's Pub + Restaurant
- Dunkin'
- McDonald's
- Ott's
- Gouldsburgers

- Wawa
- Popeye's Louisiana Kitchen
- Chick-fil-A
- Five Guys
- Starbucks

## RETAIL/GROCERY

- CVS Pharmacy
- 7-Eleven
- ACME Markets
- Johnson's Corner Farm
- Whole Foods Market
- ALDI
- Sprouts Farmers Market

- Shoprite
- Target
- The Promenade at Sagemore
- Ulta Beauty
- Barnes & Noble
- Marshalls
- Walmart

- Best Buy Outlet
- REI
- HomeGoods
- T.J. Maxx
- Michaels
- Kohl's
- AT&T



# FOR SALE OR LEASE

30 JACKSON RD, BUILDING D, MEDFORD, NJ 08055

856.797.1919

VantageRES.com

# PHOTOGRAPHY



856.797.1919  
VantageRES.com

## FOR SALE OR LEASE

30 JACKSON RD, BUILDING D, MEDFORD, NJ 08055