

Medical Office Space Available

Virtua Sewell Medical Office Building

556 Egg Harbor Road, Sewell, NJ



Up to 4,140 SF Medical Office Space Available

Property Highlights

- Class-A medical facility
- Steps away from Jefferson Washington Township Hospital
- Easily accessible with ample parking
- Centralized location near shopping and dining
- Near the Atlantic City Expressway in Washington Township
- Well capitalized ownership offering an above market tenant improvement allowance



For more information, please contact:

Dan Moller

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Managed By: **welltower**[®]

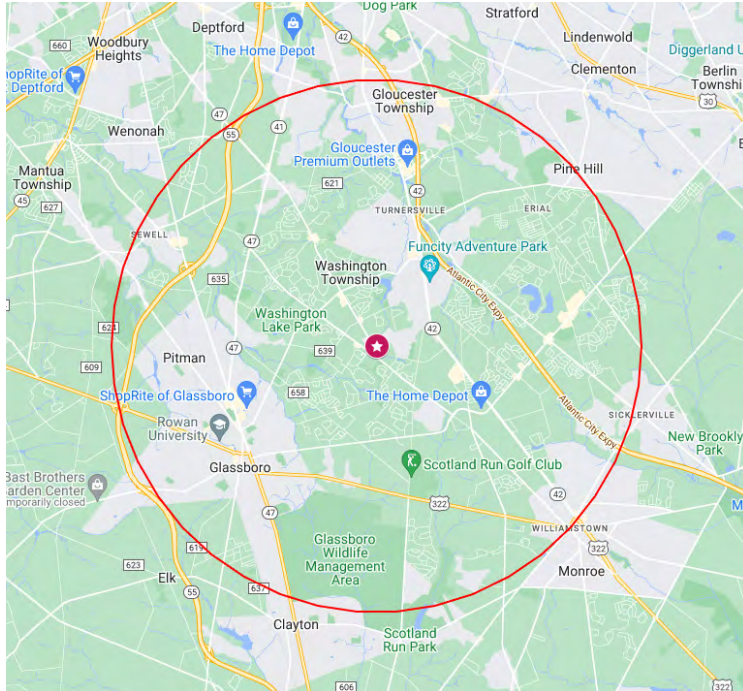
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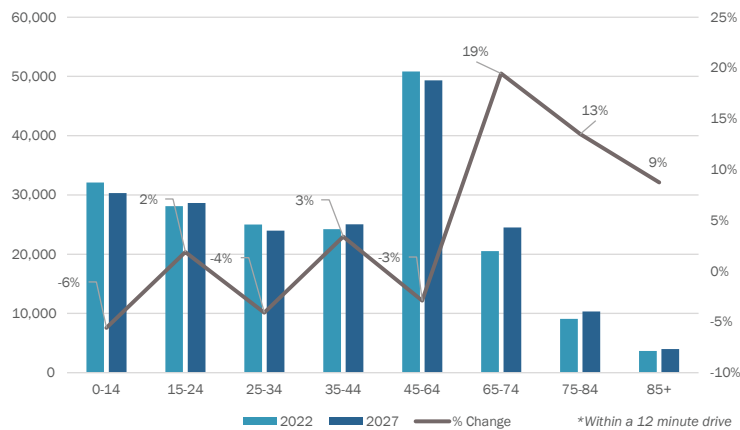
Health Care Market Analysis

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



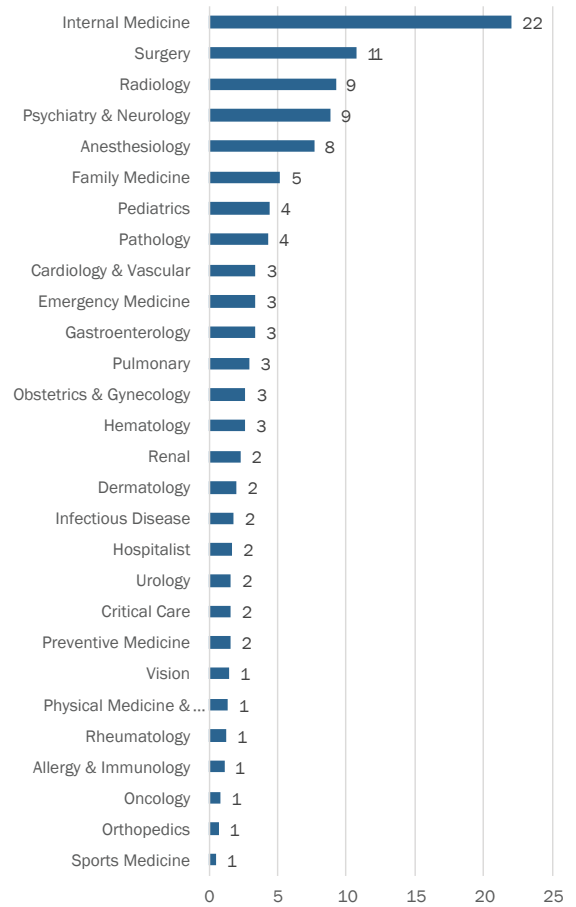
Projected Population Shift

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.



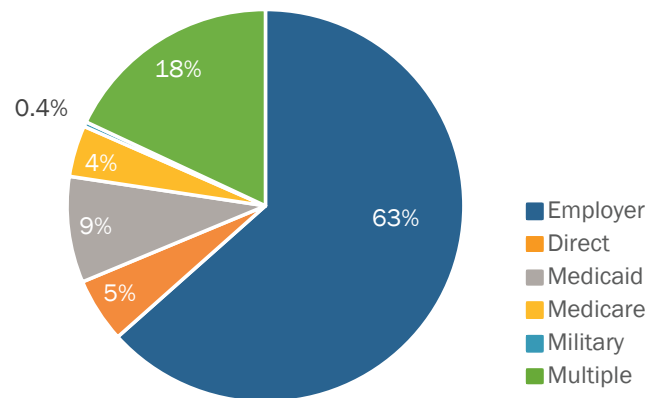
Physician Need by Specialty

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



Source: Revista

Payor Mix



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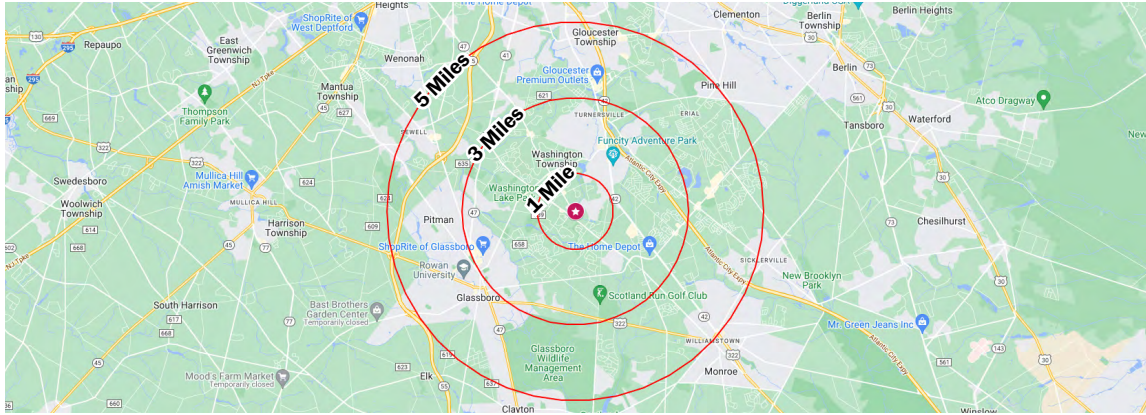
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,236	56,286	150,762
Median age	41.4	40.3	39.1
Median age (Male)	41.2	38.3	37.5
Median age (Female)	41.4	40.9	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,007	21,264	56,901
# 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



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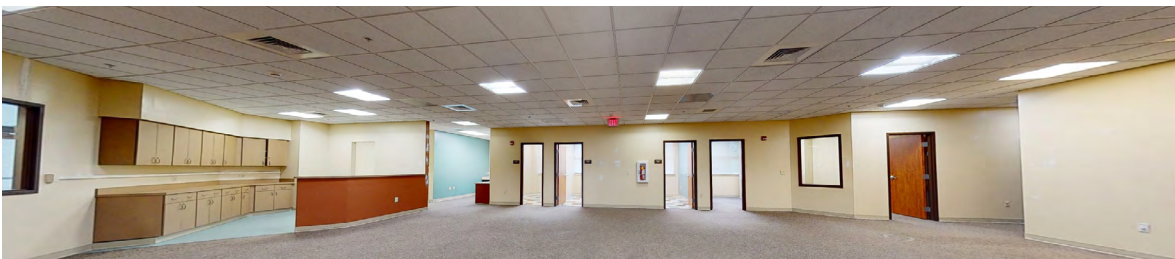
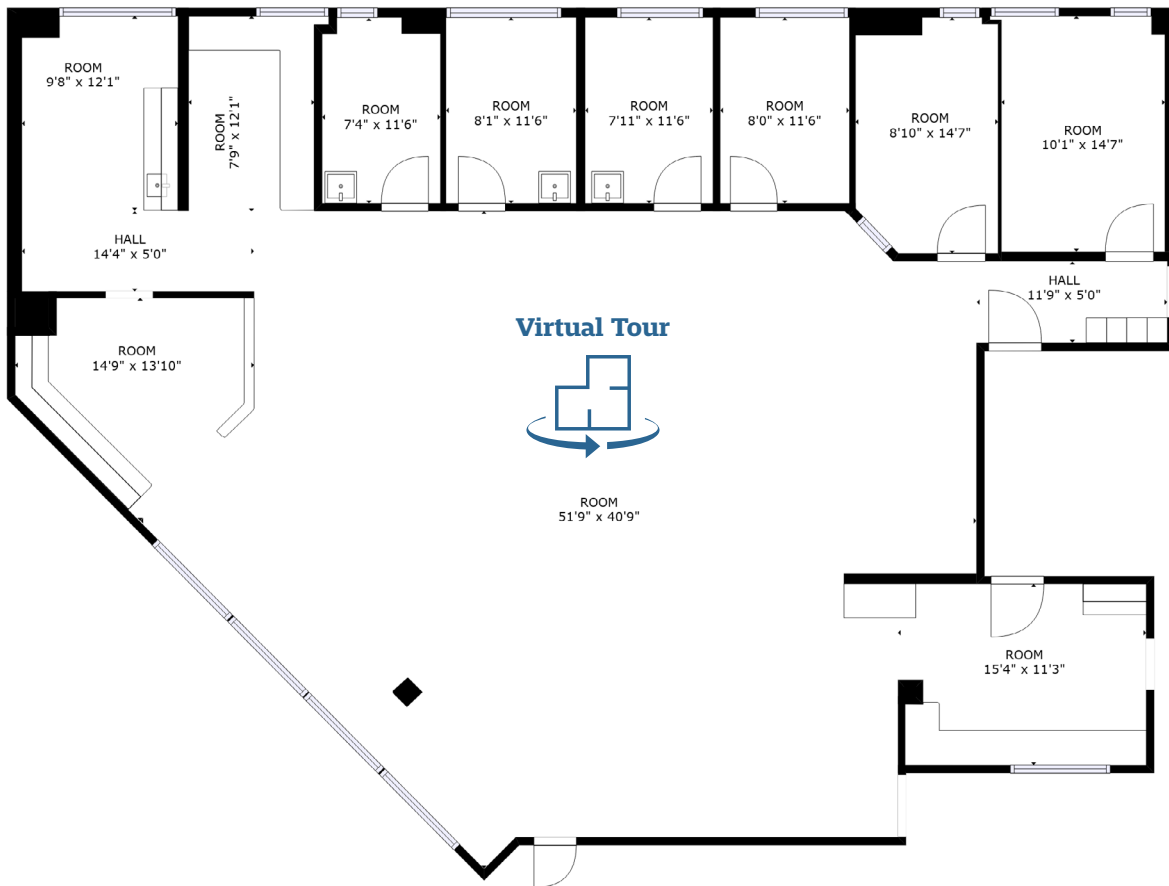


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AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
Suite A1	4,140 SF	Existing medical space build-out



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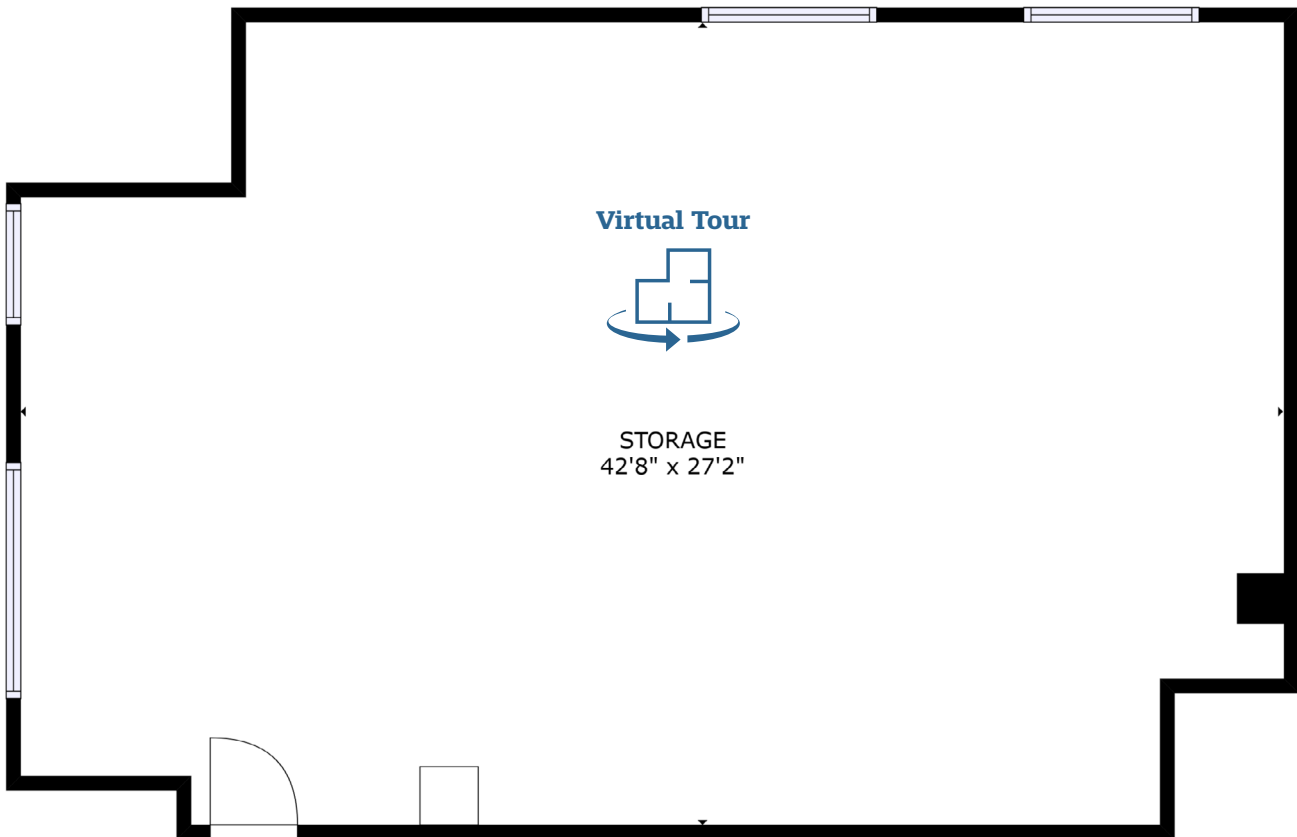
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AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
Suite D	1,168 SF	Shell space



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