



FOR
LEASE

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CINNAMINSON MEDICAL & SURGICAL CENTER
1701 WYNWOOD DRIVE, CINNAMINSON, NJ 08077



OFFERING SUMMARY

Asking Lease Rate: \$18-19/SF + Utilities

SF Available: +/- 1,940 SF

Parking: +/- 41 Spaces

Zoning: Commercial

Traffic Count: +/- 45,506



PROPERTY HIGHLIGHTS

+ The available 1,940 SF suite at Cinnaminson Medical and Surgical Center is fully fit-out for medical use, and ideal for any type of medical practice looking to expand into a professional complex

+ The property is conveniently located just off of heavily trafficked Route 130 and is easily accessible from all major and local thoroughfares including Route 73, River Road and Hartford Road

+ Nearby amenities are plentiful and include Starbucks, Cinnaminson Diner, Mainline Shopping Center among many other medical, retail and office-type complexes. The complex is located directly across the street from The Merion catering facility and event space



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Moynihan
Arboretum &
Gardens of the
University

KEY

1 MILE	3 MILE	5 MILE
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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	5,740	59,710	296,458
PROJECTED 2028	5,830	61,112	291,682

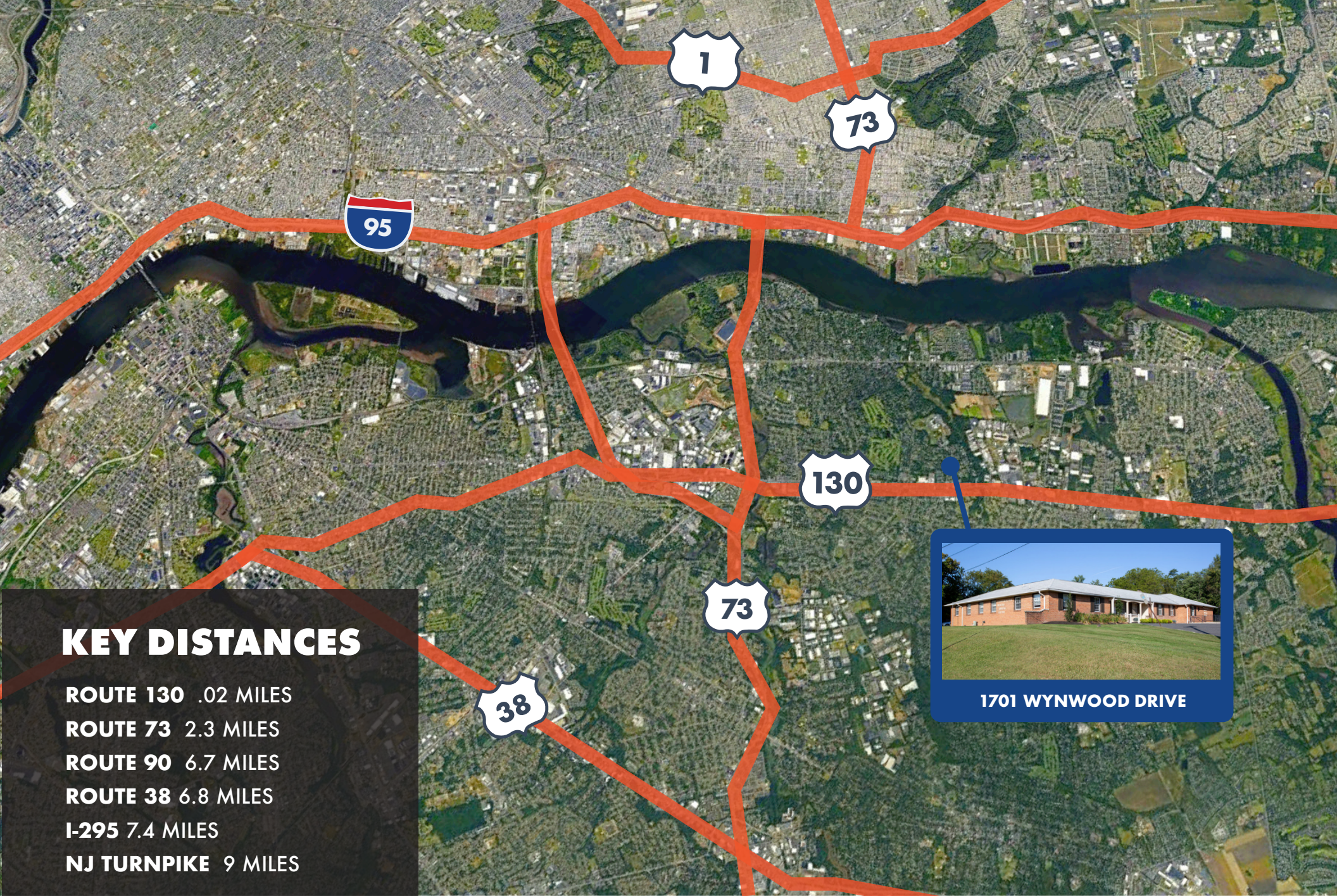
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,098	22,636	111,688
PROJECTED 2028	2,133	23,188	109,851

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$147,119	\$125,225	\$95,941
MEDIAN INCOME	\$130,308	\$102,823	\$73,275



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KEY DISTANCES

- ROUTE 130 .02 MILES
- ROUTE 73 2.3 MILES
- ROUTE 90 6.7 MILES
- ROUTE 38 6.8 MILES
- I-295 7.4 MILES
- NJ TURNPIKE 9 MILES



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**HARBOR
FREIGHT**



ROUTE 130



1701 WYNWOOD DRIVE

NEARBY AMENITIES

DINING

- Bagelati
- Chipotle
- Double Nickel Brewing
- Friendlys
- Jersey Mike's
- McDonalds
- On the Grill
- Pandora 2 Diner
- Popeyes
- Tim Hortons

RETAIL/GROCERY

- Cooper Urgent Care
- Four Seasons Market
- Home Depot
- Mavis Discount
- PetSmart
- Planet Fitness
- Public Storage
- Sams Club
- Target
- The Merion
- Walmart
- Wawa



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