



Property Features

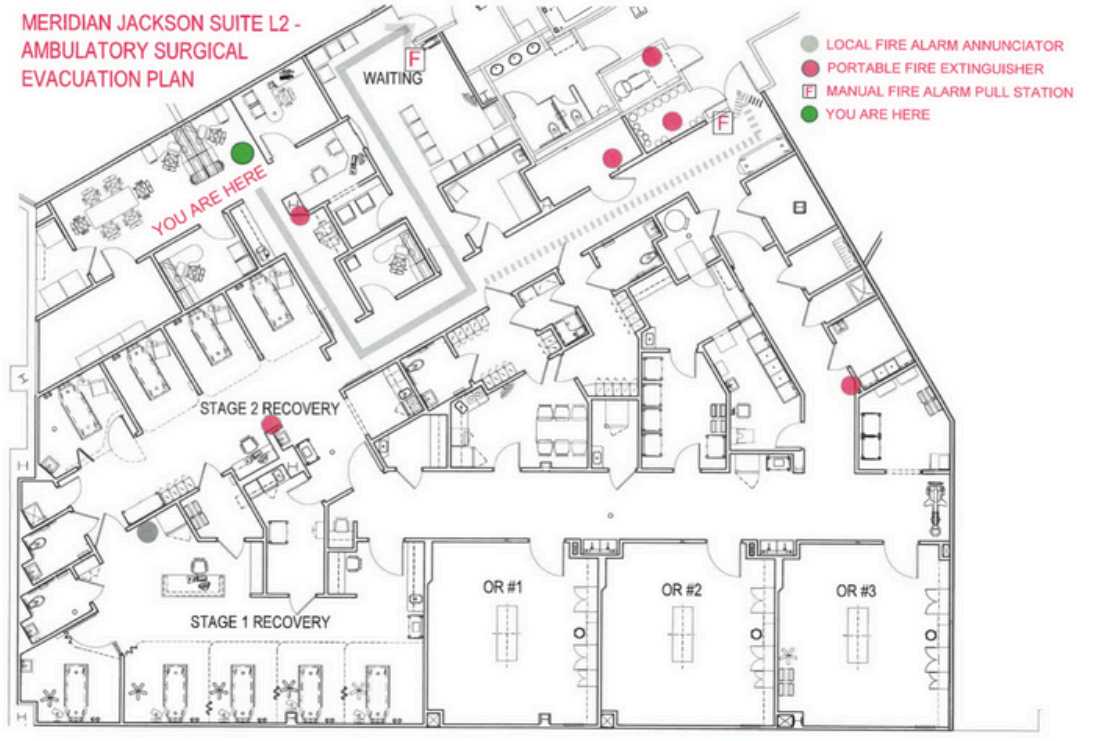
- 9,279 SQ FT
- \$18 SF/YR/NNN
- Current Lease Expires: 10/31/2031
- 3 OR License must be purchased with lease assignment
- Parking ratio 4.06/1,000 SF
- Key medical equipment available for sale:
 - Anesthesia Machines-(3)
 - Amsco sterilizer-(1)
 - Blanker warmer-(1)
 - Dental mobile carts (multiple)
 - Nomads (3)
 - Stretchers (8)

About Property

State-of-the-art ambulatory surgery center available for immediate occupancy. Turnkey space featuring 3 OR's, equipped as a pediatric dental ASC on the ground floor. Tenant is looking to assign the lease with its remaining 6.5 years of term and sell the associated surgery license for the practice. Property is fully occupied and features a diverse tenant base of medical practices. Space is situated within a 150,000 SF Class A medical office building with 609 parking spaces.

Get in Touch

ryan@myleasehero.com
480.760.5044
www.myleasehero.com



About Location

Just minutes from Lakewood, a rapidly expanding area influencing the growth of nearby Jackson and Toms River, this property boasts a prime location. The region, with a combined population nearing 300,000, is experiencing the fastest growth rate in New Jersey. The average age within a five-mile radius of the property is 30, highlighting the trend of continuous population increase. This five-mile radius area is home to an impressive population of nearly 150,000, equating to about 2,000 people per square mile. The property is conveniently located five minutes south of I-195, 16 minutes west of the Garden State Parkway, and nine minutes west of Route 9.

Demographics

