



MEDICAL/PROFESSIONAL OFFICES FOR LEASE
MEDFORD MEDICAL CENTER

 103 OLD MARLTON PIKE, MEDFORD, NJ 08055

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www.VantageRES.com

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OFFERING SUMMARY



SF AVAILABLE

+/- 1,610 - 8,231 RSF

- Executive Suites (See last page)



LEASE RATE

Call for details



SIGNAGE

Monument, suite,
and directory signage



PARKING

297 spaces



AREA HIGHLIGHTS

- ✓ Beautifully renovated medical/professional building with multiple office spaces for lease. Prominent visibility and signage on Old Marlton Pike in the heart of Medford
- ✓ Numerous suites are fit-out for medical use, while other spaces could be available for professional/office users. Individual suites range from +/- 1,610 RSF to +/- 6,728 RSF
- ✓ Larger tenants able to be accommodated. Maximum contiguous 1st floor space of +/- 8,231 RSF. Maximum contiguous 2nd floor space of +/- 7,477 RSF
- ✓ Easily accessible from Route 70, Route 73, and Tuckerton Road. Within close proximity to Freedom Park, Braddock's Tavern, Pop Shop Medford, and CVS Pharmacy among numerous other retail centers, restaurants and professional complexes



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	4,242	26,650	82,762
2026 POPULATION PROJECTION	4,359	26,977	82,986
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	1,755	10,399	31,589
2026 HOUSEHOLD PROJECTION	1,807	10,542	31,686
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$128,701	\$135,858	\$138,457
MEDIAN HOUSEHOLD INCOME	\$98,367	\$107,893	\$111,623
TRAFFIC COUNT	4,821 VPD		

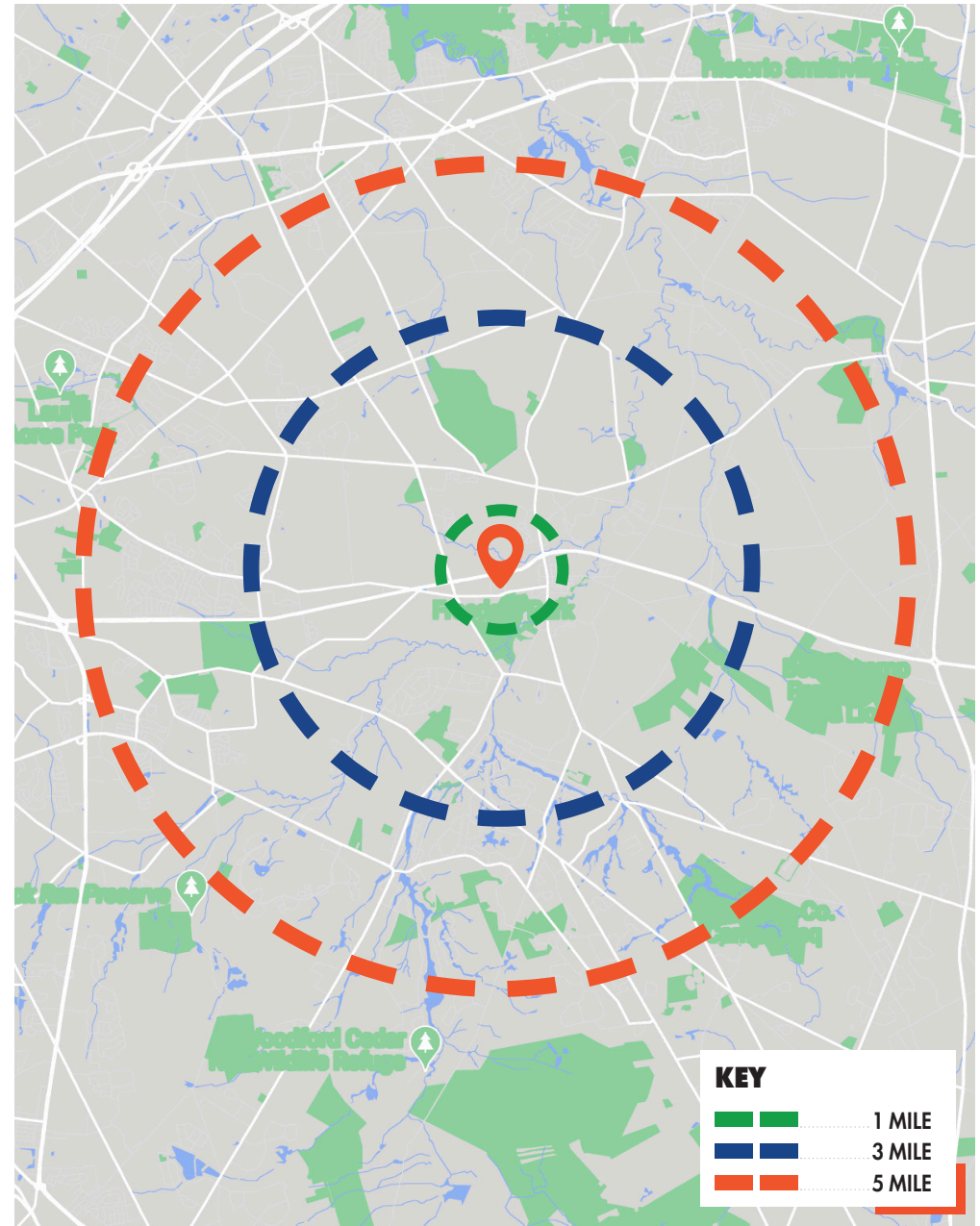
KEY DISTANCES

ROUTE 70
0.4 MILES

I-295
8 MILES

NJ TURNPIKE
11 MILES

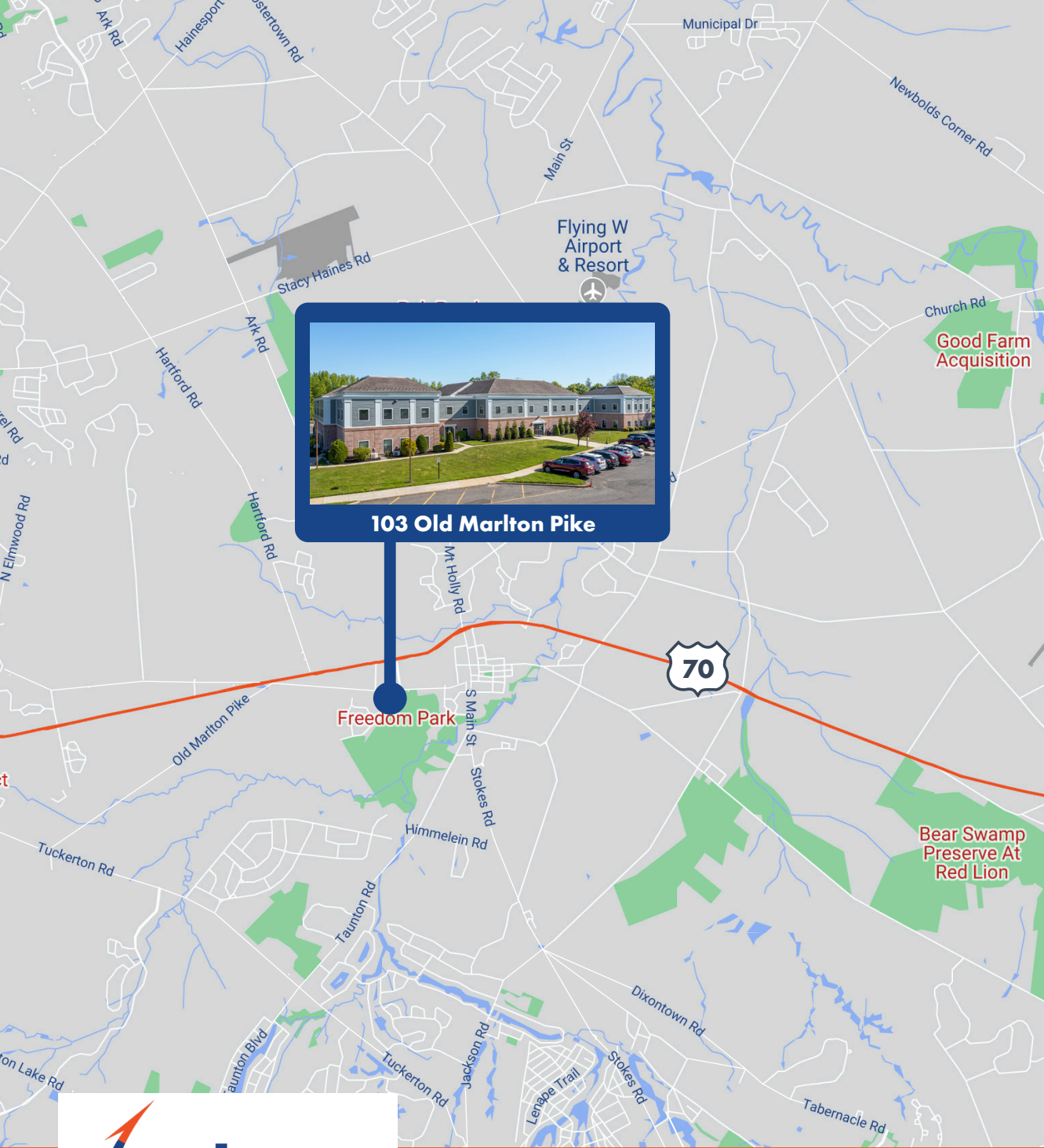
BENJAMIN FRANKLIN BRIDGE
18 MILES



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103 Old Marlon Pike

NEARBY AMENITIES

DINING

- Braddock's Tavern
- Burger King
- Cielito Lindo Mexican Cuisine
- Dunkin'
- Jasmine Oriental Cuisine
- King's Road Brewing Company Medford
- Medport Diner
- Peewee's Ice Cream
- Popeye's Louisiana Kitchen
- Pop Shop Medford
- Rita's Italian Ice & Frozen Custard
- Starbucks
- Tarantella
- Whole Hog Café

RETAIL

- Acme Markets
- Alenco Fence & Lumber Corporation
- Ararat Carpet & Flooring
- AT&T Store
- CVS
- Health Haven II
- Medford Auto Care
- Medford DMV
- Medford Ford
- Monroe Auto Service & Tire Centers
- ShopRite Medford

MEDICAL

- Bancroft Neuro Health
- Family Health Center-Medford
- Reconstructive Orthopedics
- Virtua Health Mobile Intensive Care

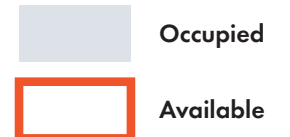
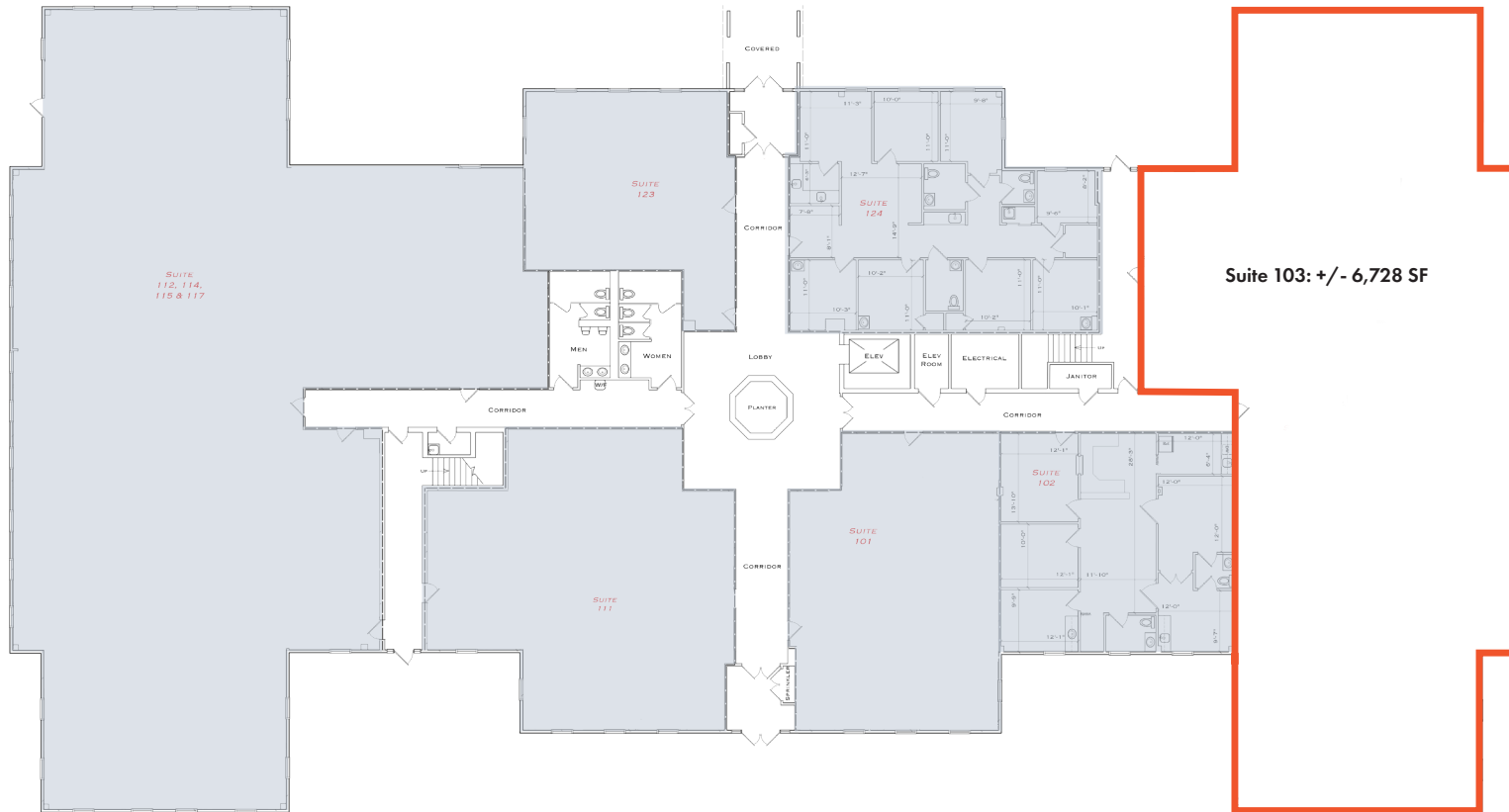


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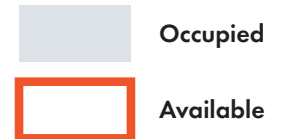
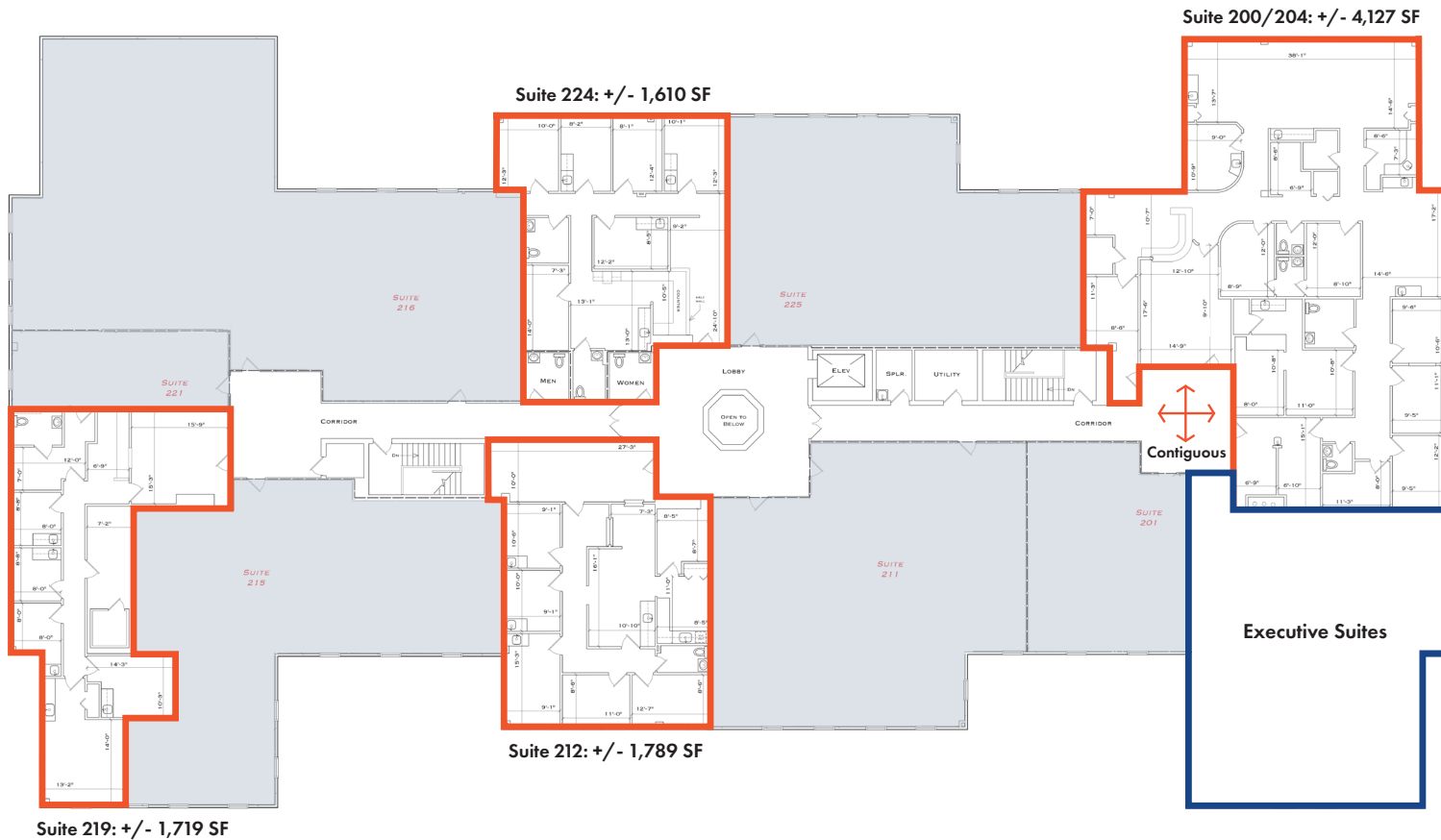
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FIRST FLOOR



SECOND FLOOR



EXECUTIVE SUITES



HIGHLIGHTS

- Newly renovated & fully furnished
- Common kitchenette and conference room
- All utilities, including data, are included
- Elevator access

* Suites ranging from
\$500 - \$700
depending on size

