



**FOR  
LEASE**

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Cherry Hill, NJ 08003



**MEDICAL OFFICE FOR LEASE**  
**163 ROUTE 130, BORDENTOWN, NJ 08505**



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# OFFERING SUMMARY

**Asking Lease Rate:** Call for Details

**SF Available:**

Suite 1B: +/- 1,008 USF

Suite 2A: +/- 3,237 USF

**Signage:** Monument

**Parking:** +/- 110 Spaces

**Zoning:** HC



## PROPERTY HIGHLIGHTS

+ Situated along the high-traffic Route 130 corridor in Bordentown, NJ, the center offers excellent visibility and easy access, with convenient and accessible parking for tenants and visitors

+ The center offers a variety of available spaces in different sizes to meet your specific needs—whether you're looking for a small office or a larger medical facility. Available spaces are perfect for healthcare providers, dental practices, law firms, professional services and more

+ The center is easily accessible from Route 206, I-295, Ward Avenue and Crosswicks Road. Nearby amenities include Chickie's and Pete's, Meineke, Flying Pig Tavern and the Holiday Inn



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# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	19,222	118,642	462,467
PROJECTED 2028	19,584	117,527	459,351

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	6,699	42,040	170,020
PROJECTED 2028	6,851	41,630	168,807

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$117,984	\$100,488	\$108,718
MEDIAN INCOME	\$95,321	\$78,220	\$86,447



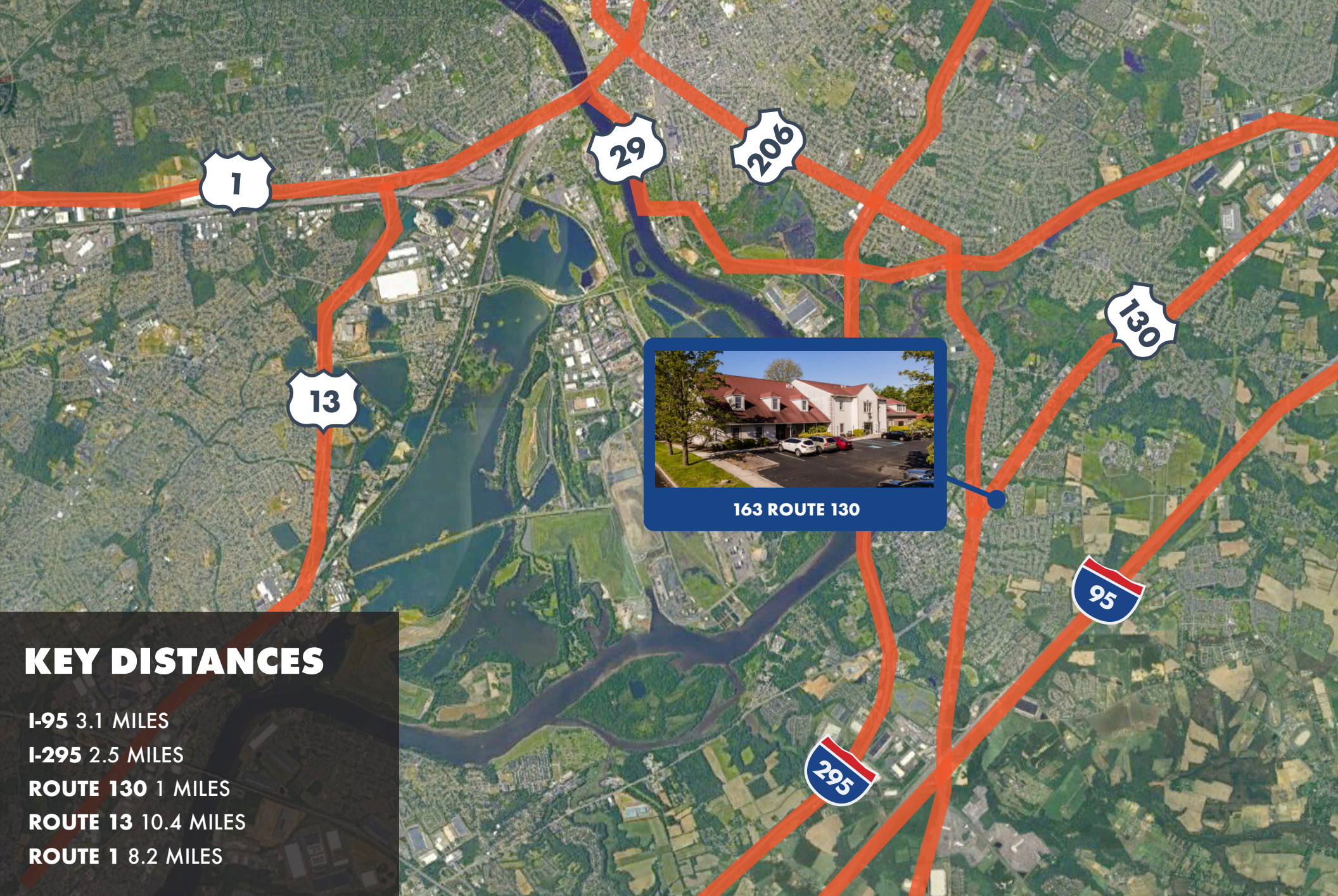
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## KEY DISTANCES

**I-95** 3.1 MILES

**I-295** 2.5 MILES

**ROUTE 130** 1 MILES

**ROUTE 13** 10.4 MILES

**ROUTE 1** 8.2 MILES



163 ROUTE 130



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## NEARBY AMENITIES

### DINING

- Bordentown Square Tap & Grill
- Chickies & Petes
- Dennys
- Flying Pig Tavern & Tap
- HOB Tavern
- Jimmys American Grill
- McDonalds
- Old Town Pub
- Toscano
- Town & Country Diner
- Villa Mannino

### RETAIL/GROCERY

- ALDI
- CVS
- Tile Masters
- Extra Space Storage
- Mavis Discount Tire
- MHO Hotel
- Public Storage
- Retro Fitness
- Ristorante LUCCA & Piano Lounge
- Sherwin Williams
- Sunoco
- Wawa



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# PHOTOGRAPHY



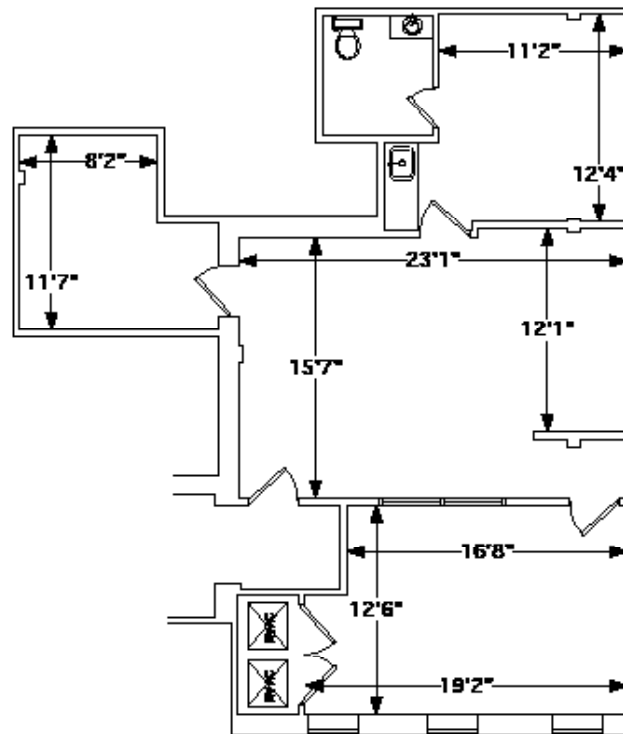
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# FLOOR PLANS

BUILDING 1



SUITE 1B: +/- 1,008 USF



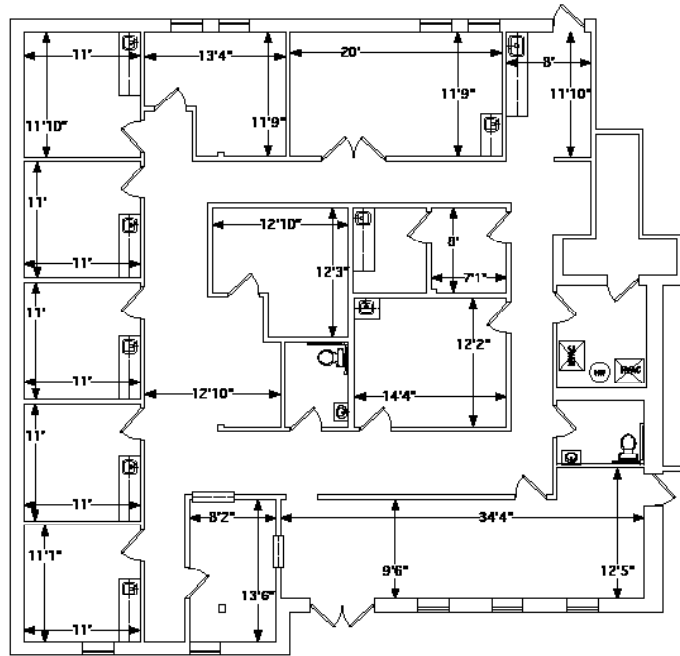
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# FLOOR PLANS

## BUILDING 2



**SUITE 2A: +/- 3,237 USF**



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