

210 ARK ROAD

MOUNT LAUREL, NJ 08054



+/- 19,000 SF Prime Medical Office Building
SPACE FOR LEASE

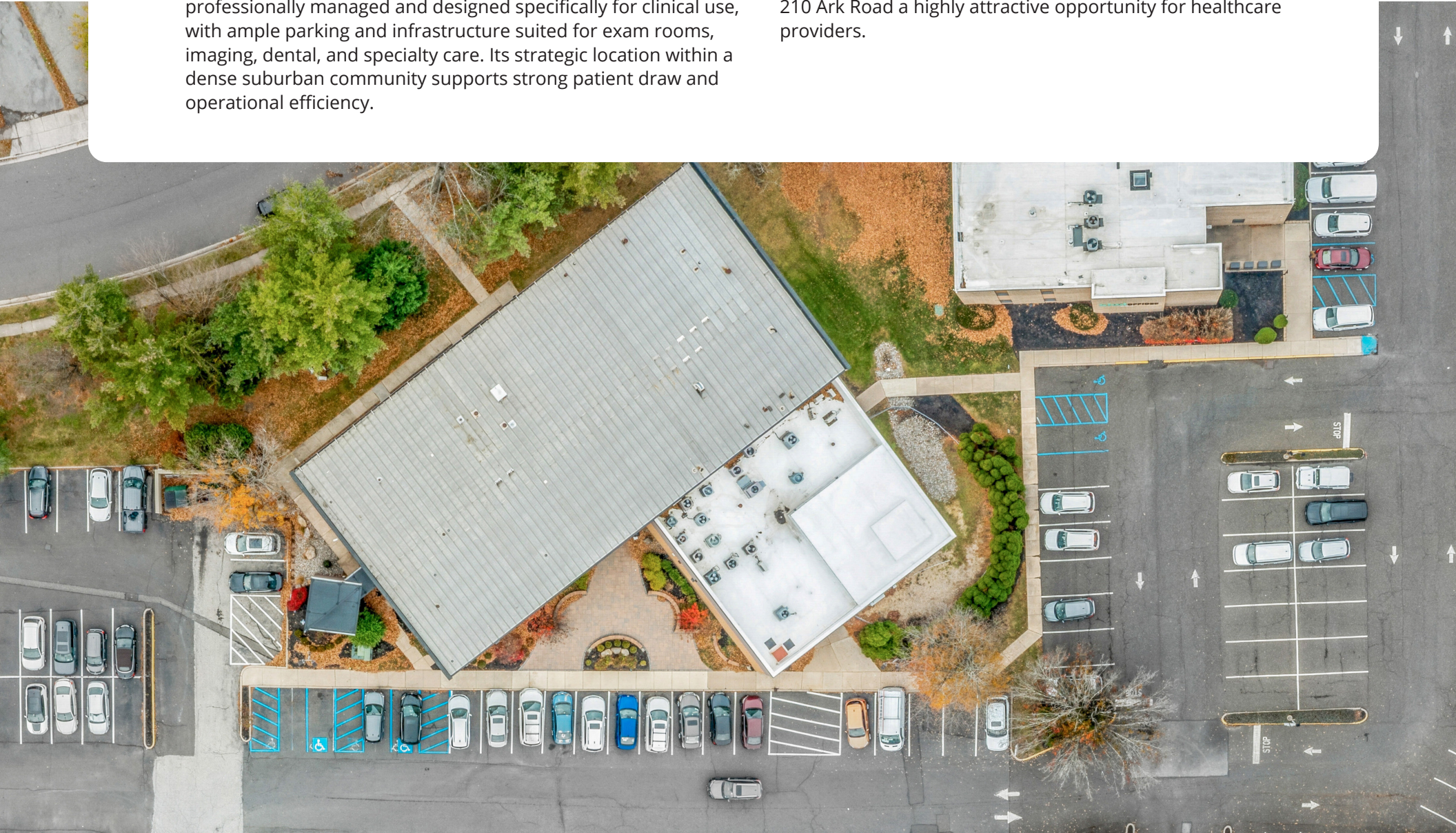
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Property Overview

210 Ark Road in Mount Laurel, NJ is a well-established, healthcare-focused medical office building located just minutes from I-295, Route 73, and the NJ Turnpike, offering exceptional accessibility for both patients and providers. Known as Larchmont Medical Center, the two-story, $\pm 19,632$ SF property is professionally managed and designed specifically for clinical use, with ample parking and infrastructure suited for exam rooms, imaging, dental, and specialty care. Its strategic location within a dense suburban community supports strong patient draw and operational efficiency.

The building is anchored by a diverse mix of medical tenants, including imaging, OB/GYN, dental, podiatry, and allergy practices—creating a built-in referral network and steady patient traffic. This robust healthcare ecosystem, combined with the building's long-term medical use and strong management, makes 210 Ark Road a highly attractive opportunity for healthcare providers.

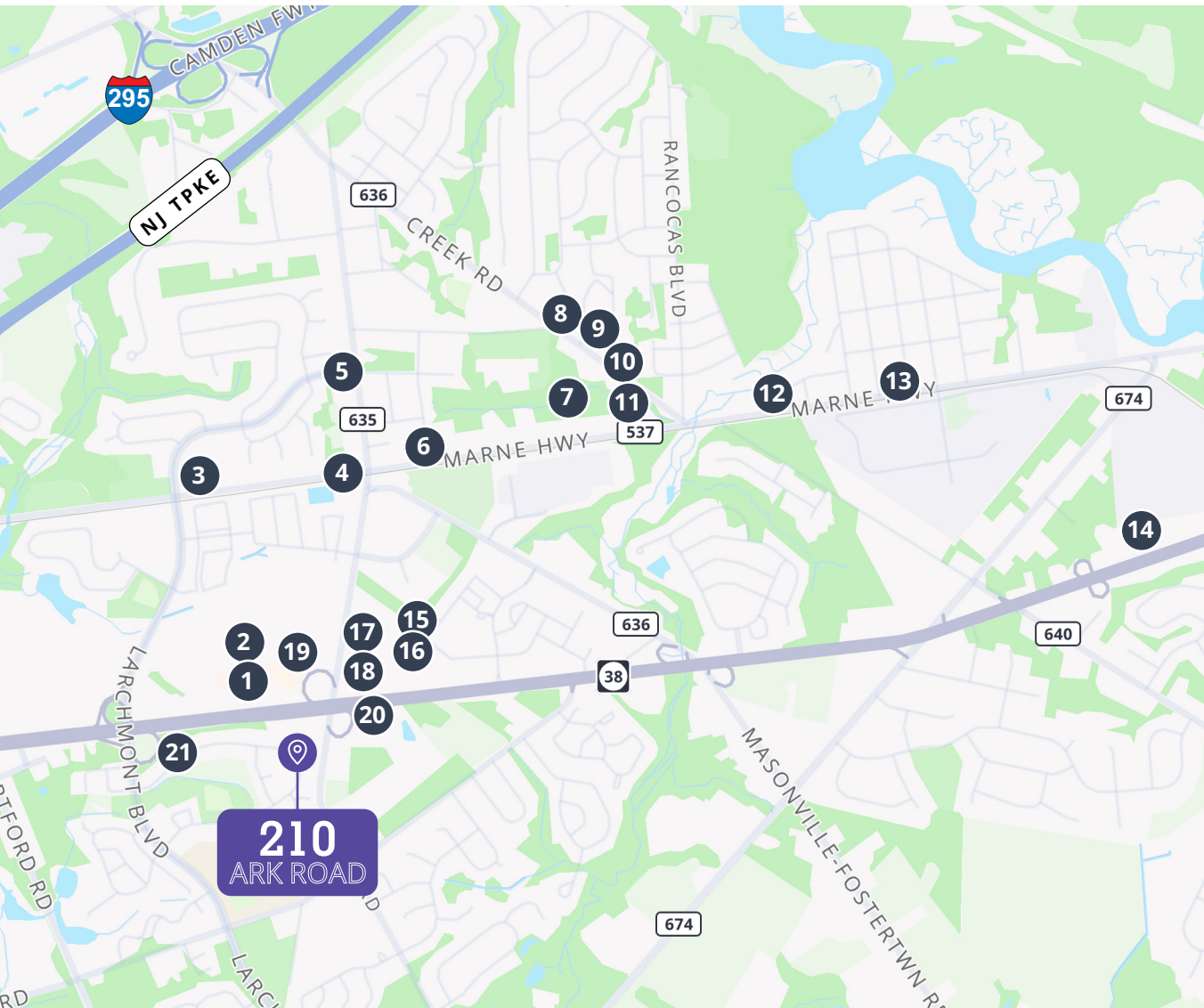




Location Overview

210 Ark Road is strategically located in Mount Laurel, NJ, a strong suburban medical hub within Burlington County. The township offers excellent regional access, with immediate connectivity to I-295, Route 73, and the New Jersey Turnpike—making the property highly convenient for patients traveling from across South Jersey and the greater Philadelphia metro area. Its position within a dense residential community with strong household incomes and a growing senior population creates consistent demand for outpatient services and specialty care.

The area supports a well-established healthcare ecosystem, including nearby urgent care, primary care, diagnostic, and specialty practices. Low uninsured rates and a stable payer mix further enhance the viability of medical providers operating in this market. Combined with the building's accessibility, visibility, and proximity to complementary healthcare services, 210 Ark Road is exceptionally well-positioned to support high patient volumes and long-term clinical growth.



AMENITIES

- 1 TROPICAL SMOOTHIE CAFE
- 2 HOUSE OF SAFFRON
- 3 ASUKA SUSHI
- 4 DUNKIN
- 5 ANGELO'S II PIZZERIA & RISTORANTE
- 6 MAMA'S PIZZA GRILLE & BISTRO
- 7 THE SPIRIT OF SAN JUAN
- 8 THE WOODS ICE CREAM SHOP
- 9 FOUR CAT'S CAFE
- 10 MA & PA'S TEX MEX BBQ
- 11 PELICAN'S SNOBALLS
- 12 AZIZA'S RESTAURANT
- 13 LILLO'S TOMATO PIES
- 14 PIRONES RESTAURANT & CATERING
- 15 FRANCESCA'S PIZZA PASTA-GRILL
- 16 BB.Q CHICKEN MT. LAUREL TOWNSHIP
- 17 WONDER MOUNT LAUREL
- 18 MCDONALDS
- 19 PRIMO HOAGIES
- 20 HOUSE OF SAFFRON
- 21 TROPICAL SMOOTHIE CAFE

Key Demographics

KEY HEALTHCARE DEMOGRAPHICS WITHIN A 10-MILE RADIUS OF PROPERTY

Within a 10-mile radius of 210 Ark Road, the Mount Laurel area offers a strong healthcare demand base driven by an aging population, high household incomes, and strong educational attainment. Nearly one in five residents is 65 or older, and the median age is slightly above the state average, indicating consistent need for primary care, specialty services, and chronic disease management.

The region also benefits from very low uninsured rates and a stable payer mix, making it an attractive market for healthcare providers. Public health indicators such as elevated obesity and chronic condition prevalence further reinforce the demand for outpatient services. Combined with dense residential neighborhoods and easy access from surrounding communities, the area supports strong, sustained patient volumes.



EMPLOYMENT

335,730

LABOR FORCE POPULATION



POPULATION

610,824

TOTAL CURRENT POPULATION



HEALTHCARE

323,707

INSURED POPULATION 18-64



INCOME

\$106,653

MEDIAN HOUSEHOLD INCOME



BUSINESS

1,985

HEALTH AND MEDICAL SERVICES



EDUCATION

112,573

BACHELOR'S DEGREE

210 ARK ROAD

MOUNT LAUREL, NJ 08054



SCOTT MARTIN

Principal

scott.martin@avisonyoung.com

ZACHARY FIATO

Associate

zachary.fiato@avisonyoung.com

300 Barr Harbor Drive
Suite 150
West Conshohocken, PA 19428

avisonyoung.com

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