



## Cornerstone Commerce Center FOR LEASE

1201 New Road,  
Linwood, NJ 08221

1<sup>st</sup> floor retail or professional office. 2nd floor professional office



### Professional Office & Retail Space

Suite Sizes: **1<sup>st</sup> Floor:** Up to 9,500 sf +/-  
Starting from 950 sf +  
**2<sup>nd</sup> Floor:** Up to 35,000 sf +/-  
Contiguous and Divisible

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- **PRIME LOCATION – Route 9/ New Road Corridor**
- Move in ready office suites available immediately and Customizable office suites available
- Ample Parking Onsite
- Prominent Signage: Retail – Large Awnings  
Office – Pylon & Lobby Directory
- Retail options available
- Successful RE Tax Appeal
- On Rt.9 NJ Public Transit bus route #509
- 2 Build to suit Pad Sites

ForeSite Commercial Realty is a full-service commercial brokerage based in Atlantic County specializing in Office, Industrial, Warehouse, Retail, Multi-Family & Land sites for business or investment, representing owners & tenant/buyers throughout Southern NJ. For inspections by appointment or further information on this or any commercial property, please call:

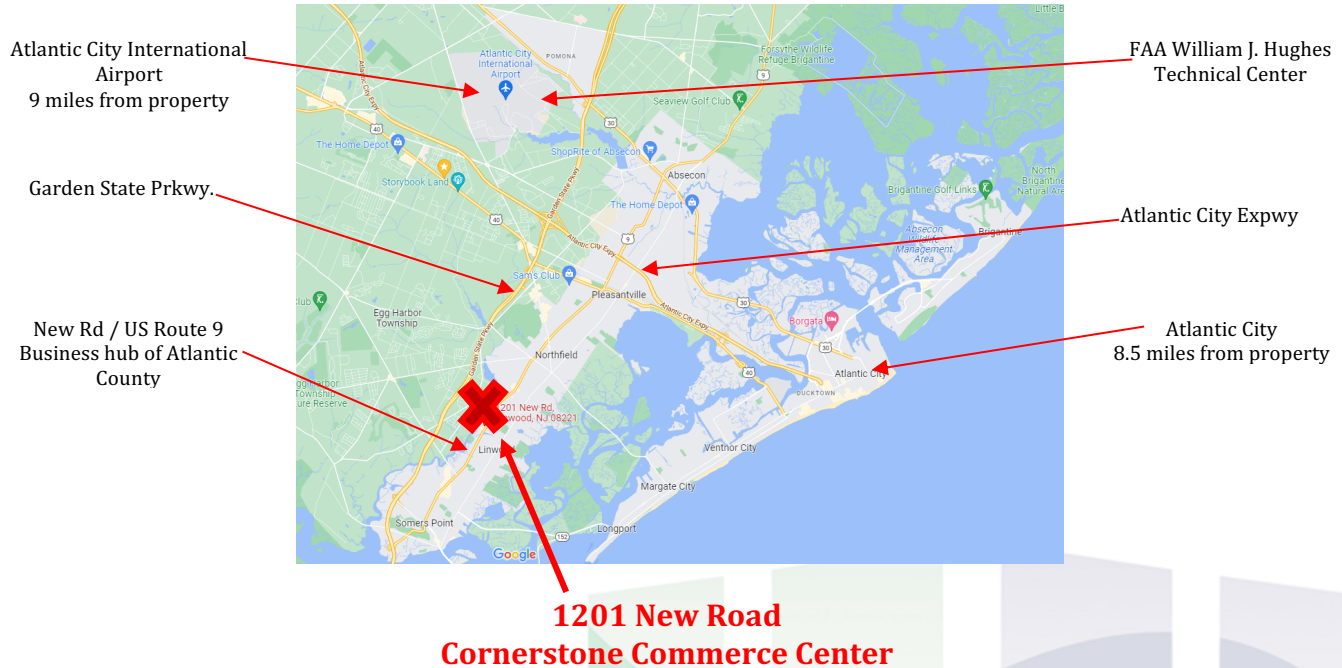
**609-646-1919.**

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## UNDER NEW OWNERSHIP

Centrally located in Atlantic County  
Across from Mainland Regional High School  
2 blocks from Linwood City Hall  
16,547 AADT traffic Count (source NJDOT)

## TENANTS INCLUDE:

Press of Atlantic City, Brown and Brown Insurance, Wells Fargo Wealth Management, Virtua, Rutgers, Bayada, Peraton, CCMSI

## Recent Upgrades

- New Roof (2022)
- New retail awnings, monument sign and site signage (2021)
- Parking lot upgrades (2021)
- Air Conditioning upgrades (2022)
- Interior common area lighting upgraded to LED (2020)