



OFFICE BUILDING FOR LEASE

190 TENBY CHASE DR.

Delran, NJ 08075

DEAL TEAM

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Discover the perfect location for your business in this newly renovated 5,000 square foot Office/Retail building available for lease in Delran, NJ. Situated on a generous 1.54-acre lot, this property offers ample parking with space for 25+ vehicles, making it convenient for both employees and clients. Zoned C-2 in Delran, many retail/office uses are permitted.

Located just off Route 130, this centrally positioned building provides excellent accessibility and visibility, ideal for businesses looking to establish or expand their presence in Southern New Jersey. The modern interior features private offices, a spacious conference room, and versatile warehouse space, offering a functional layout that can accommodate various business needs.

Whether you're a growing company or looking to relocate, this well-appointed office space provides a professional environment with the convenience of a central location. Don't miss out on the opportunity to lease this exceptional property in Delran! This property also has buildable potential for any prospective tenant(s) looking for additional storage/building space on the lot.

Please contact John Fee for additional information / Tours.

OFFERING SUMMARY

Lease Rate:	\$16.00/ Sqft + NNN
Number of Units:	1
Available SF:	5,000 SF
Lot Size:	1.54 Acres
Building Size:	5,000 SF

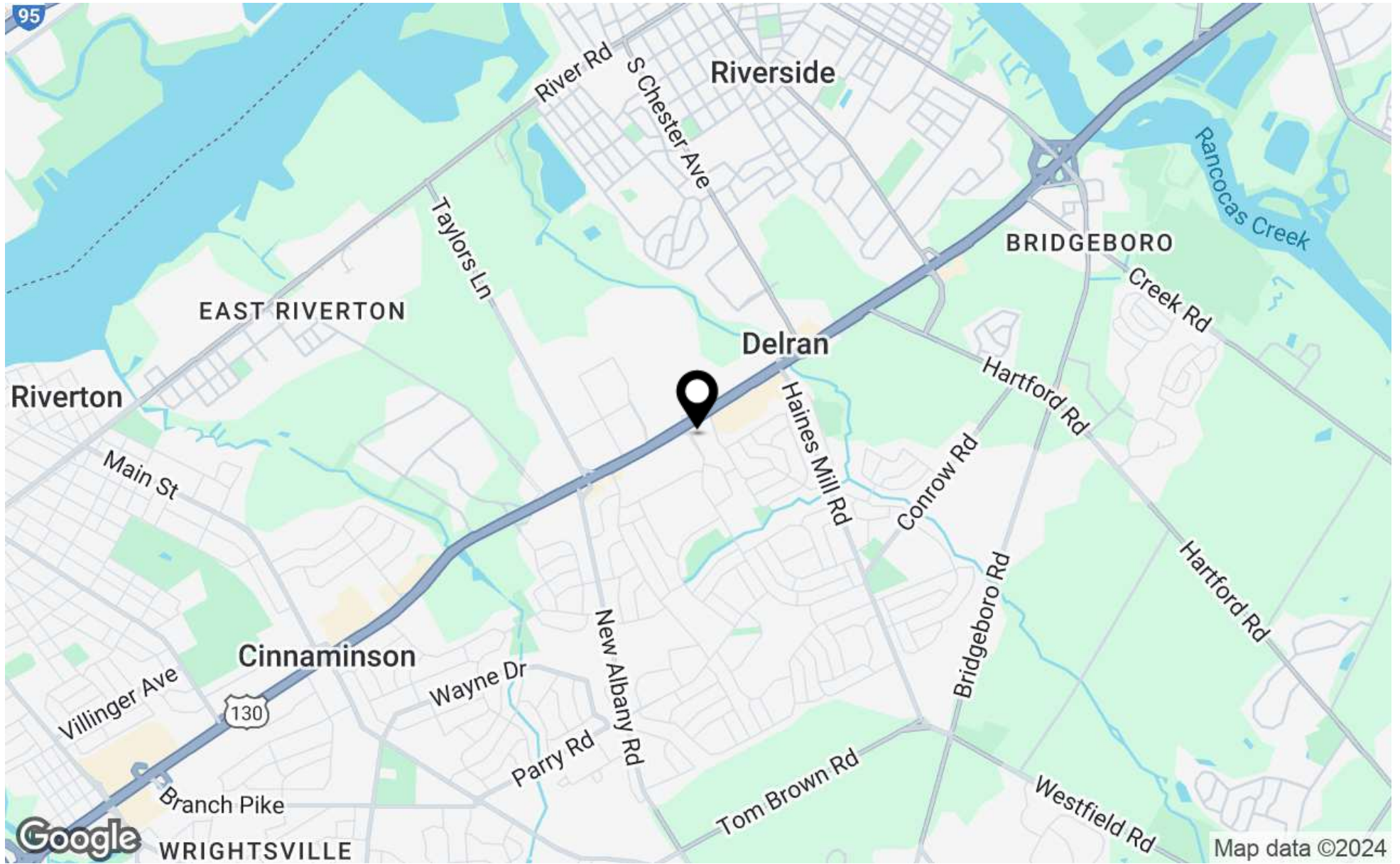
AMENITIES

- Kitchenette
- (1) Conference Room
- (1) Bullpen Office
- (3) Private Offices
- (2) Storage/Inventory Rooms
- (4) Bathrooms

LOCATION MAP

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DEMOGRAPHICS

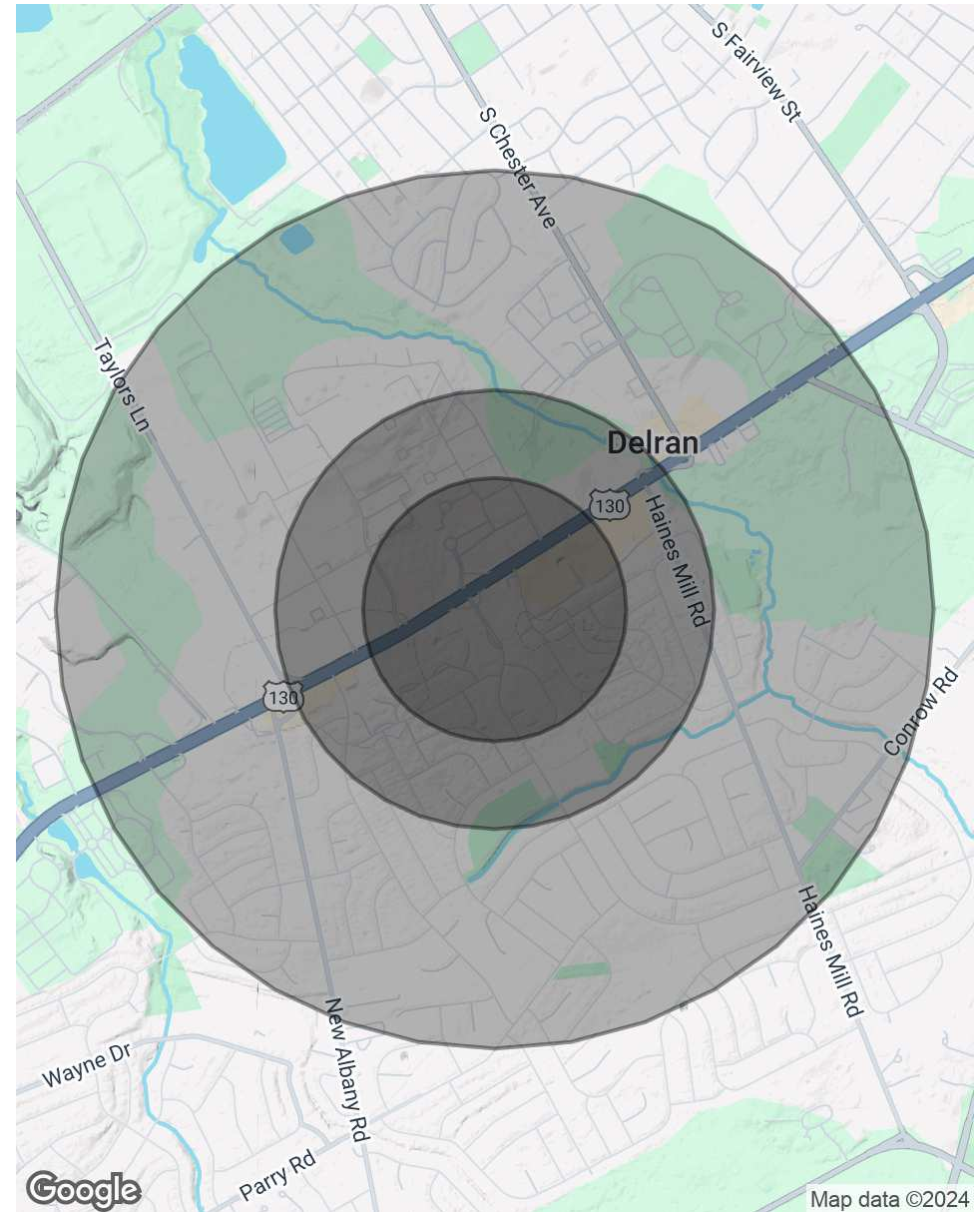
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,568	3,506	9,460
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	612	1,378	3,532
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$109,221	\$108,687	\$120,685
Average House Value	\$350,125	\$344,285	\$348,010

Demographics data derived from AlphaMap



RETAILER MAP

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EXTERIOR PHOTOS

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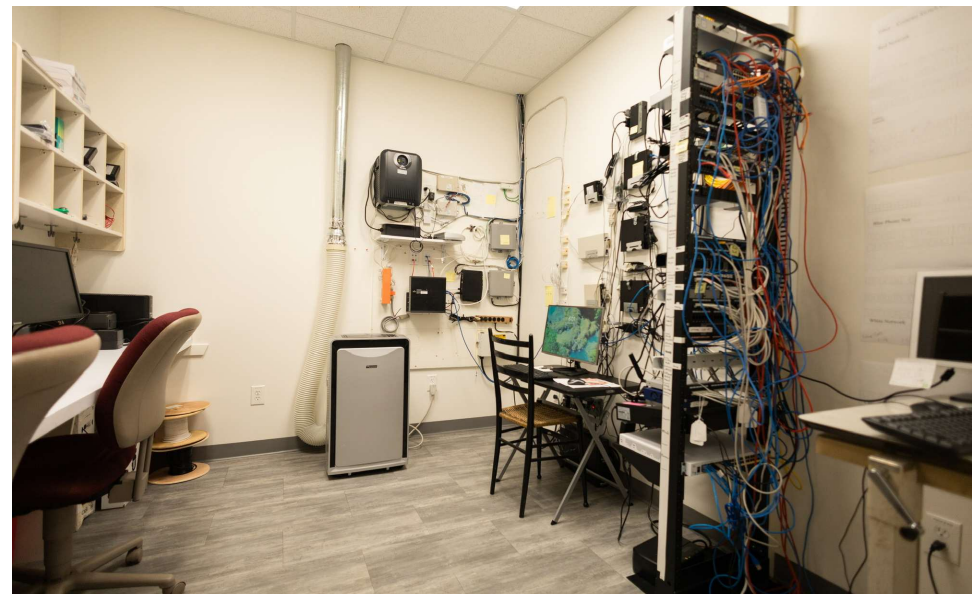
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INTERIOR PHOTOS

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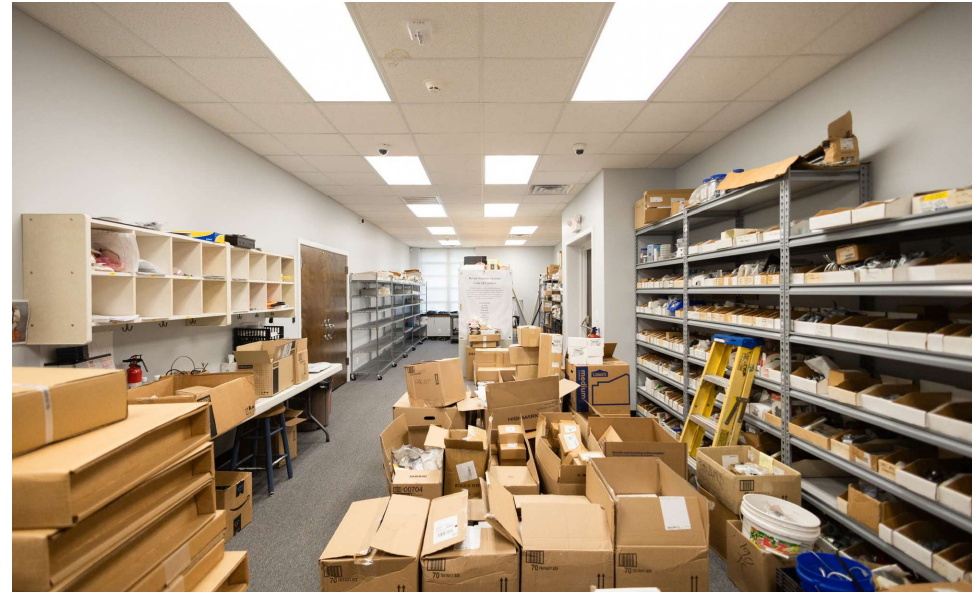
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INTERIOR PHOTOS

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