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**FOR
SALE**

OFFICE CONDOMINIUM FOR SALE IN LAKEVIEW COMMONS
146 LAKEVIEW DRIVE SOUTH SUITE 203, GIBBSBORO, NJ 08026



OFFERING SUMMARY

Asking Sale Price: \$149,900

SF Available: +/- 1,208 SF

Parking: Ample

Signage: Facade

Zoning: C-2 Highway Commercial

Condo Fees: \$400/month

Taxes: \$5,724.85/year



PROPERTY HIGHLIGHTS

- + Office condominium located in the Lakeview Commons featuring four private offices, conference room, kitchen/breakroom, and new HVAC system
- + Attractive investment opportunity, fully leased in the third year of a three-year term, with the tenant holding an option to extend for an additional three years
- + Situated in a highly visible professional office complex along heavily traveled Route 561 within a close proximity to I-295 and Route 73. Highway Commercial (C-2) zoning, offering flexibility for a variety of business uses



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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,950	70,342	186,467
PROJECTED 2029	3,942	69,982	186,480

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,364	37,469	72,957
PROJECTED 2029	1,362	37,314	72,975

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$157,161	\$116,309	\$117,563
MEDIAN INCOME	\$129,258	\$86,838	\$91,956



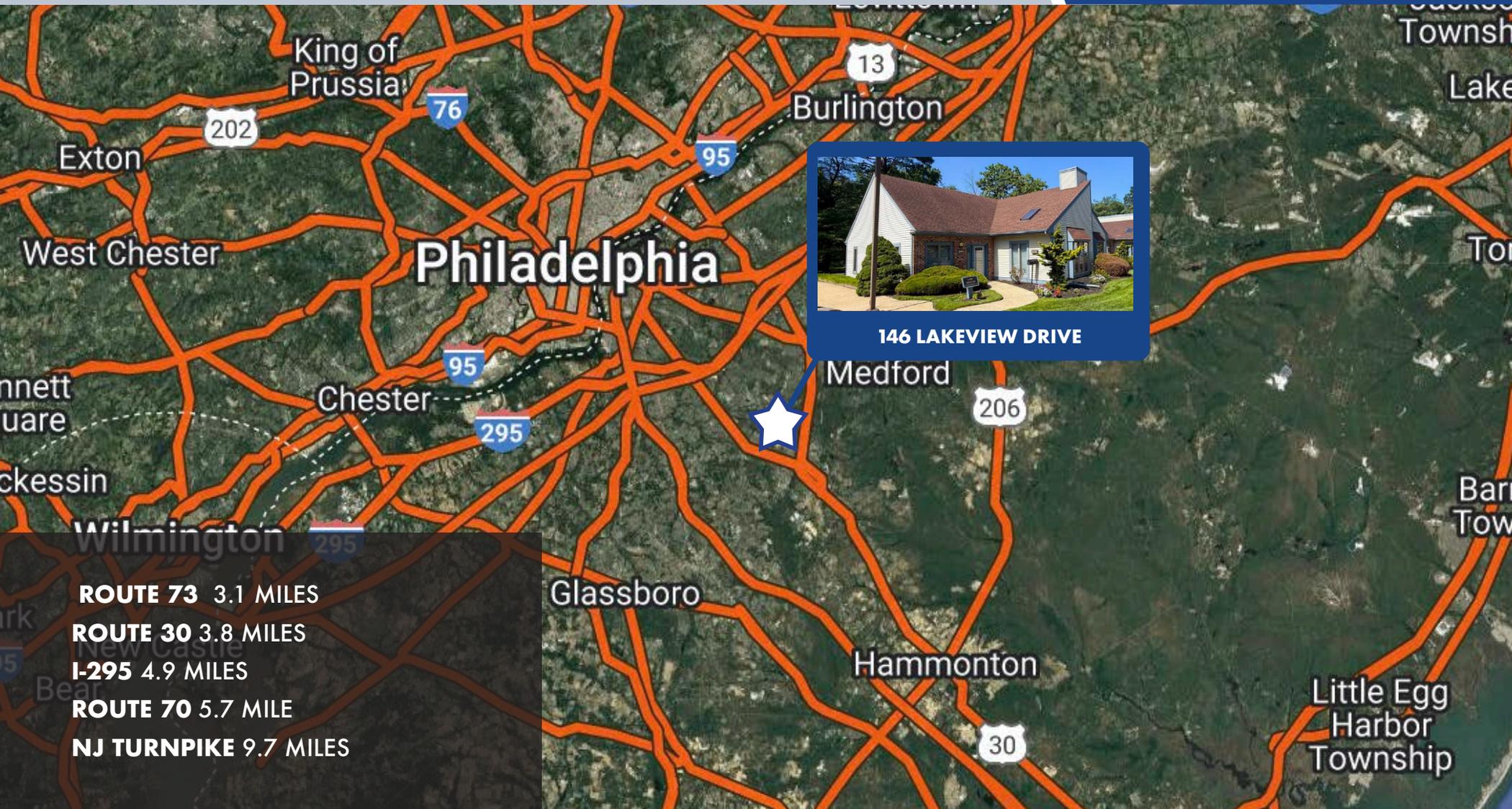
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KEY DISTANCES



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NEARBY AMENITIES

DINING

- Akira
- BWB Go
- Chick Fil A
- Chipotle
- Dunkin
- Greens & Grains
- Kibbitz Room
- McDonalds
- Moes
- Otts
- Pancheros
- Panda Express
- Panera Bread
- Primo Hoagies
- Saddle Hill Winery
- Smoothie King
- Wendys

RETAIL/GROCERY

- ACME
- AMC
- CVS
- Echelon Fitness
- Edge Fitness
- Public Storage
- Shoprite
- Target
- Valvoline
- Verizon
- Wawa



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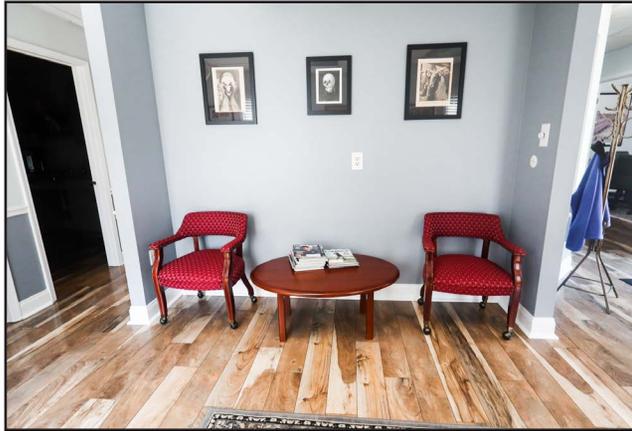
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PHOTOGRAPHY

RECEPTION AREA



PRIVATE OFFICES



CONFERENCE ROOM



KITCHENETTE



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