



PRIME LEASING OPPORTUNITY



UNIT A



**THE LEASE OF
301 CENTRAL AVE UNIT A
EGG HARBOR TOWNSHIP**

PRESENTED BY FARLEY&FERRY REALTY



OFFERING HIGHLIGHTS

**UNIQUE COMMERCIAL LEASING
OPPORTUNITY IN A POPULAR CENTRAL
LOCATION**

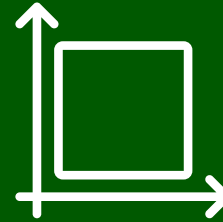
**FORMERLY SURGICAL CENTER IS
READY FOR YOUR BUSINESS**

- PROMINENT ENTRANCE WITH SPACIOUS WAITING AREA
- NURSING STATION
- 2 LARGE MEDICAL PROCEDURE ROOMS
- MULTIPLE EXAM ROOMS
- NURSE CHANGING ROOMS
- BOARD ROOM
- MULTIPLE OFFICE AND STORAGE SPACES

PLENTY OF PARKING SPACE OFFERED



**PRICE
\$16/SQFT NNN**



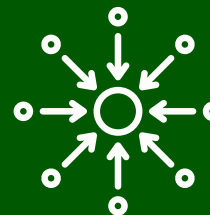
**9,475 SQFT SPACE FOR
LEASE**



**PRIOR SURGICAL
CENTER**



**BUSINESS ZONING -
OP1**



**CENTRALLY LOCATED, CLOSE
TO THE PARKWAY AND THE
SHORE - HIGH TRAFFIC AREA**

THE LOCATION



THE LOCATION

EGG HARBOR TOWNSHIP, NJ PRESENTS A VIBRANT COMMERCIAL TRADE AREA CHARACTERIZED BY A PRIMARY TAPESTRY SEGMENT KNOWN AS 'WORKDAY DRIVE', MAKING UP 30.4% OF HOUSEHOLDS. THIS SEGMENT'S MEDIAN AGE IS 37.5 AND IS PREDOMINANTLY EMPLOYED IN PROFESSIONAL OR MANAGEMENT/BUSINESS/FINANCIAL SECTORS.

A HIGH HOMEOWNERSHIP PERCENTAGE OF 85.4% IS SEEN, WITH MOST INHABITING SINGLE-FAMILY HOMES. THE AREA ENJOYS AN AVERAGE HOUSEHOLD INCOME OF \$114,189, AND AN AVERAGE DISPOSABLE INCOME OF \$86,331. THE UNEMPLOYMENT RATE SITS SLIGHTLY HIGHER THAN THE NATIONAL AVERAGE AT 6.9% COMPARED TO 4.3%.

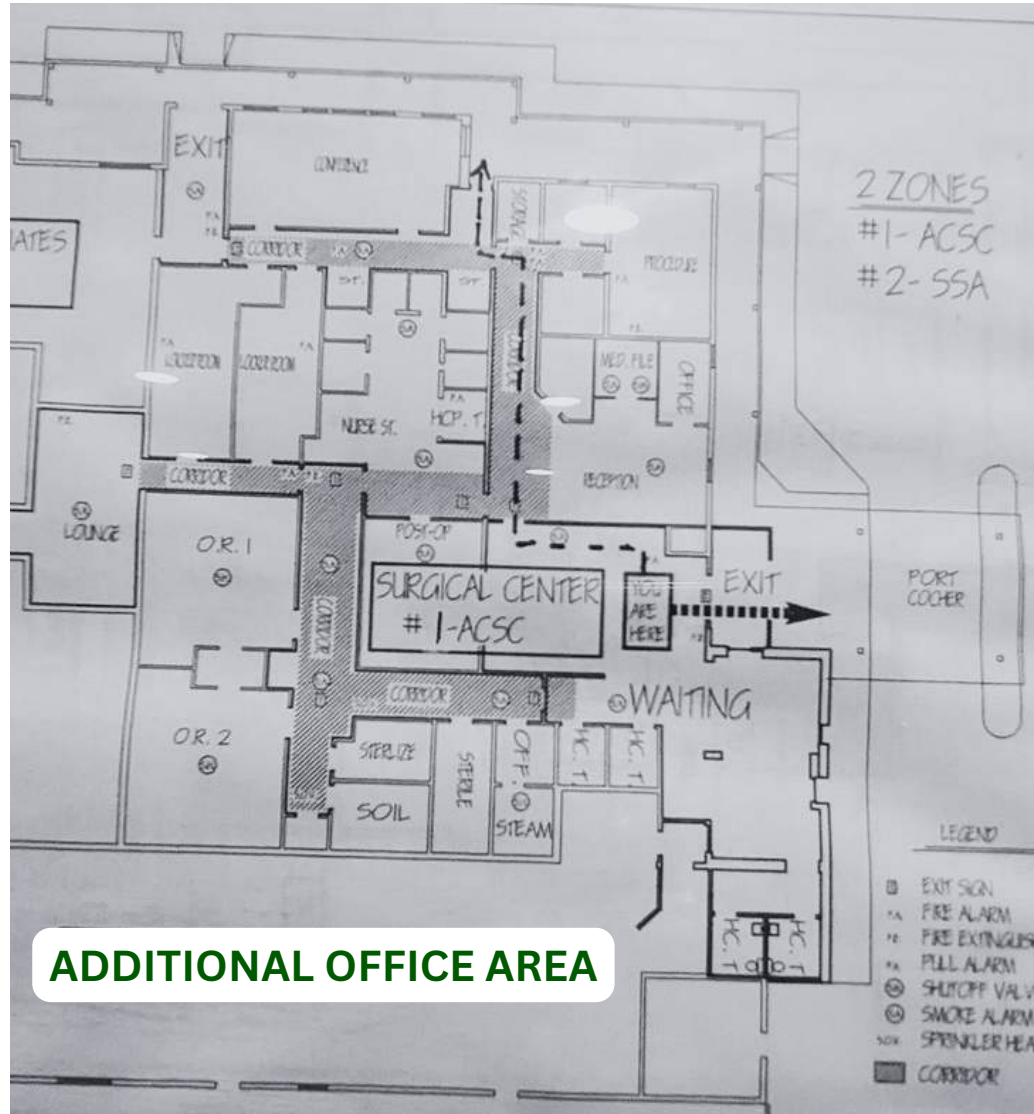


WITH A TOTAL POPULATION OF 47,505 - SHOWING A 1.24% INCREASE FROM THE PREVIOUS CENSUS - THE AREA HAS A MEDIAN AGE OF 40.9 AND A POPULATION DENSITY OF 719.4 PER SQUARE MILE.

THIS DEMOGRAPHIC LARGELY PREFERS OUTDOOR ACTIVITIES AND SPORTS, ADDING TO THE AREA'S LIVELINESS DURING DAYTIME HOURS.

THIS LOCATION PROMISES LUCRATIVE OPPORTUNITIES FOR BUSINESS OWNERS AND TENANTS ALIKE.

UNIT A LAYOUT

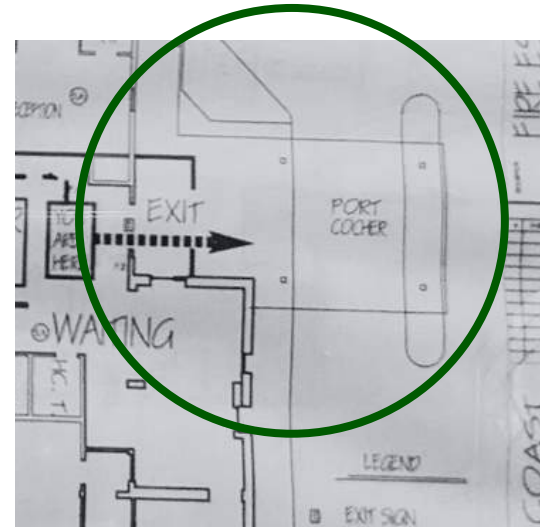


THE UNIT FEATURES - 9475 SQFT INCLUDES

- A PROMINENT PRIMARY ENTRANCE WITH A PORTE-COCHÈRE, ENSURING HIGH VISIBILITY AND EASY ACCESSIBILITY.
- INSIDE, YOU'LL FIND A SPACIOUS WELCOME AREA/RECEPTION,
 - AN EXPANSIVE NURSES STATION,
 - MULTIPLE EXAM ROOMS,
 - STORAGE ROOMS,
 - OFFICE SPACES,
 - BATHROOMS,
 - SOIL ROOMS,
 - TWO LARGE AND A SMALLER MEDICAL PROCEDURE ROOMS,
 - TWO LOCKER ROOMS WITH SHOWERS,
 - A LOUNGE, AND
 - A BOARDROOM/CONFERENCE ROOM.

UNIT A LAYOUT

ENTRANCE



UNIT A LAYOUT

THE WELCOME/WAITING AREA



PLENTY OF WAITING/RECEPTION AREA
WITH 4 BATHROOMS
TILED FLOOR THROUGHOUT



UNIT A LAYOUT

RECEPTION AREA/NURSES STATION



RECEPTION/NURSES STATION
WITH PLENTY OF CABINETARY/STORAGE
STORAGE ROOM
OFFICE AND MEDICAL EXAM ROOM



UNIT A LAYOUT

RECEPTION AREA/NURSES STATION

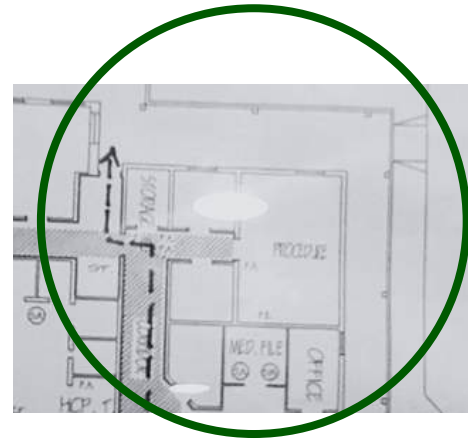


RECEPTION/NURSES STATION
WITH PLENTY OF CABINETRY/STORAGE
FILE ROOM
OFFICE AND MEDICAL EXAM ROOM



UNIT A LAYOUT

EXAM ROOMS



2 EXAM ROOMS WITH SINKS
ONE ROOM COULD BE AN OFFICE/EXAM
ROOM



UNIT A LAYOUT

PROCEDURE ROOM

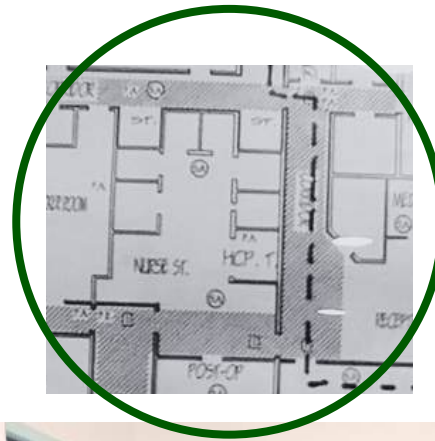


2 EXAM ROOMS WITH SINKS
ONE PROCEDURE ROOM ON THIS WING



UNIT A LAYOUT

NURSES STATION AND CHANGING ROOM



UNIT A LAYOUT

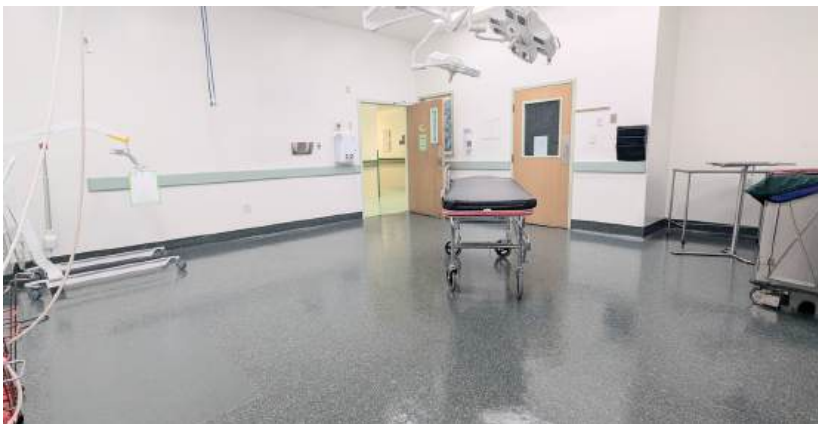
OR AREA



← OPERATING ROOM 1



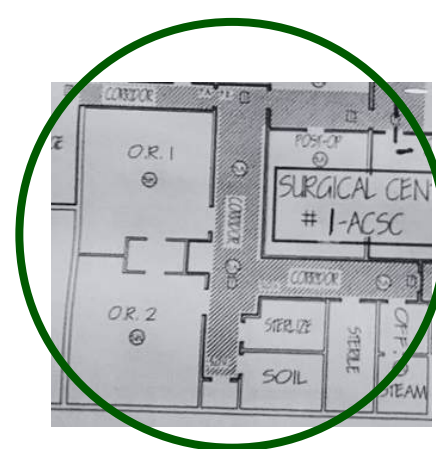
→ WAITING/RECOVERY ROOM/POST OP



← OPERATING ROOM 2

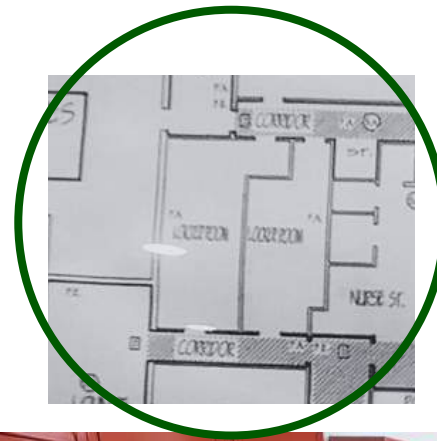


→ HALLWAY



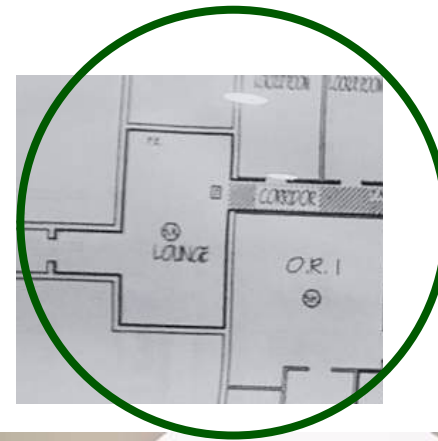
UNIT A LAYOUT

2 LOCKERS ROOMS WITH BATHROOMS



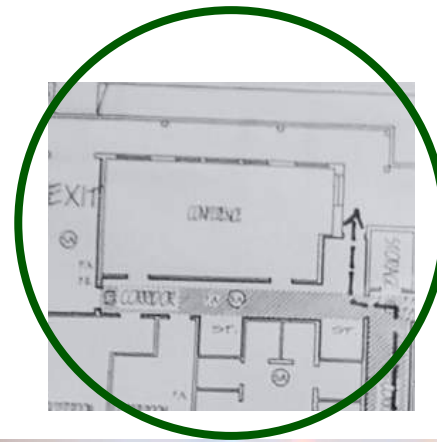
UNIT A LAYOUT

LOUNGE/KITCHEN/BREAKROOM AREA



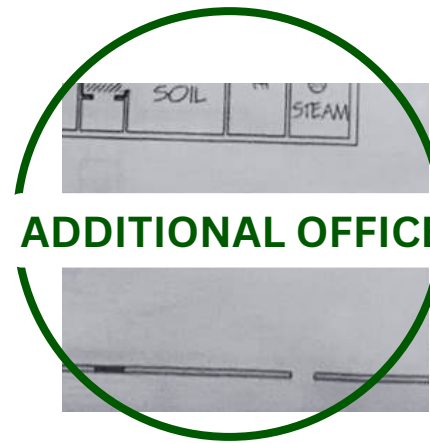
UNIT A LAYOUT

BOARDROOM/CONFERENCE ROOM



UNIT A LAYOUT

PRIVATE OFFICE SPACES & RESTROOM



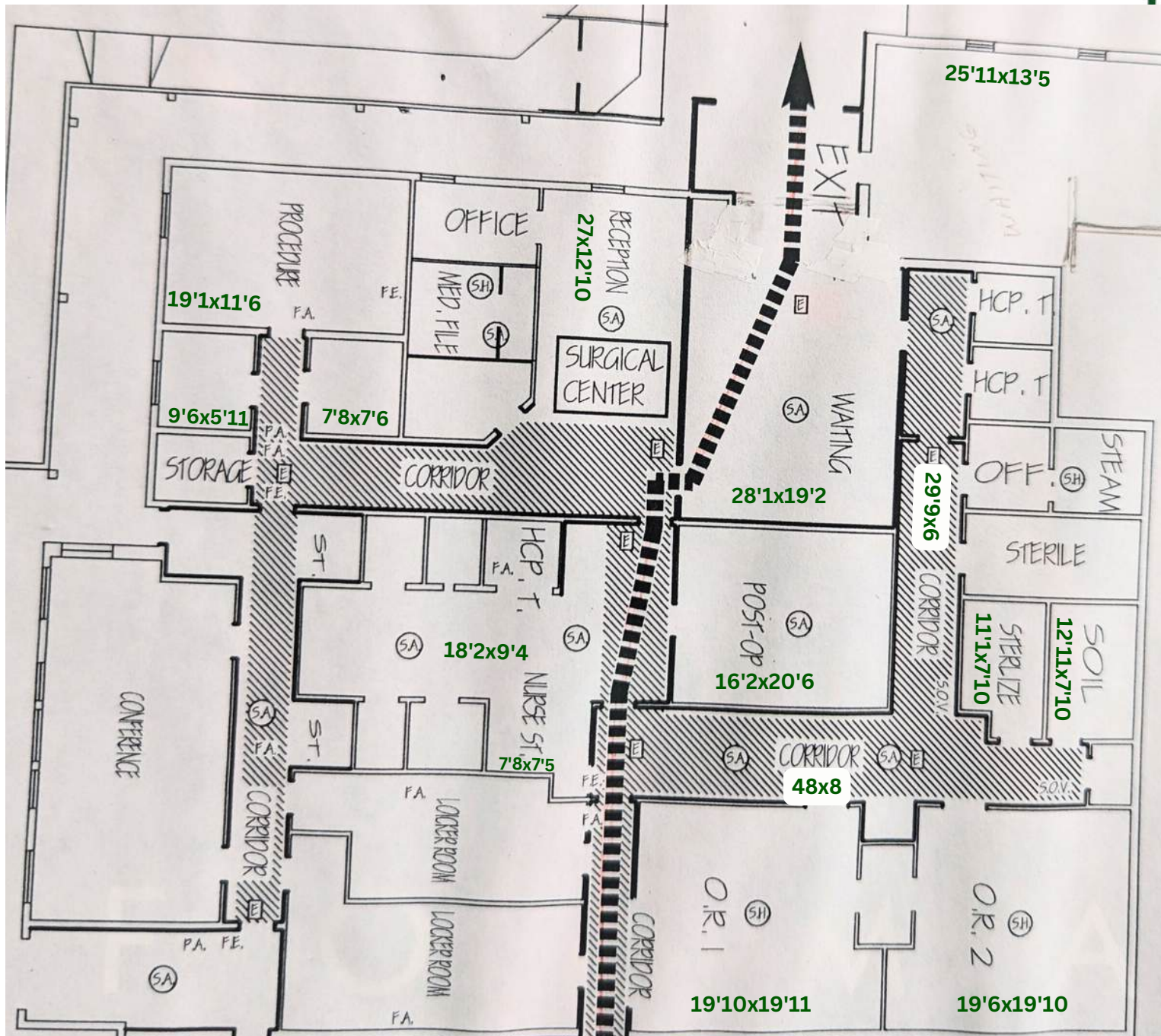
ADDITIONAL OFFICE AREA



PRIVATE OFFICES - 3-4 POTENTIAL OFFICE/STORAGE ROOM
A BATHROOM AND A KITCHEN AREA



FLOORPLAN W MEASUREMENTS



FINANCIAL COMMITMENT

THE UNIT IS OFFERED FOR **\$16/SQFT**
TRIPLE NET LEASE - IDEALLY WITH A
LONG TERM LEASE.

TENANT PAYS FOR THEIR OWN
UTILITIES PLUS CAM FEES.
THE PROPERTY IS EQUIPPED WITH A
STATE-OF-THE-ART FIRE AND
BURGLAR ALARM SYSTEM

CAM FEES:

- TRASH:28.8%
- SEWER:100%
- LANDSCAPING/SNOW
REMOVAL: 28.8%
- TAX: 31.57%
- INSURANCE: 19.72%



INVESTMENT OPPORTUNITY

301 CENTRAL AVE UNIT A
EGG HARBOR TOWNSHIP, NJ

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