



PRIME LEASING OPPORTUNITY



Established 1916

Farley & Ferry
REALTY
INCORPORATED



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

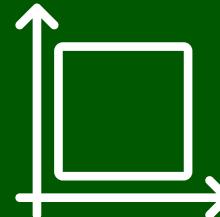
FORMERLY SURGICAL CENTER IS READY FOR YOUR BUSINESS

- 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



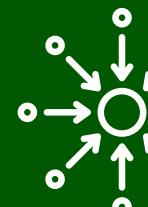
9,475 SQFT SPACE FOR LEASE



PRIOR SURGICAL CENTER



BUSINESS ZONING - OP1



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



Farley & Ferry
REALTY
INCORPORATED

THE LOCATION

Absecon Island

Linwood



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%.

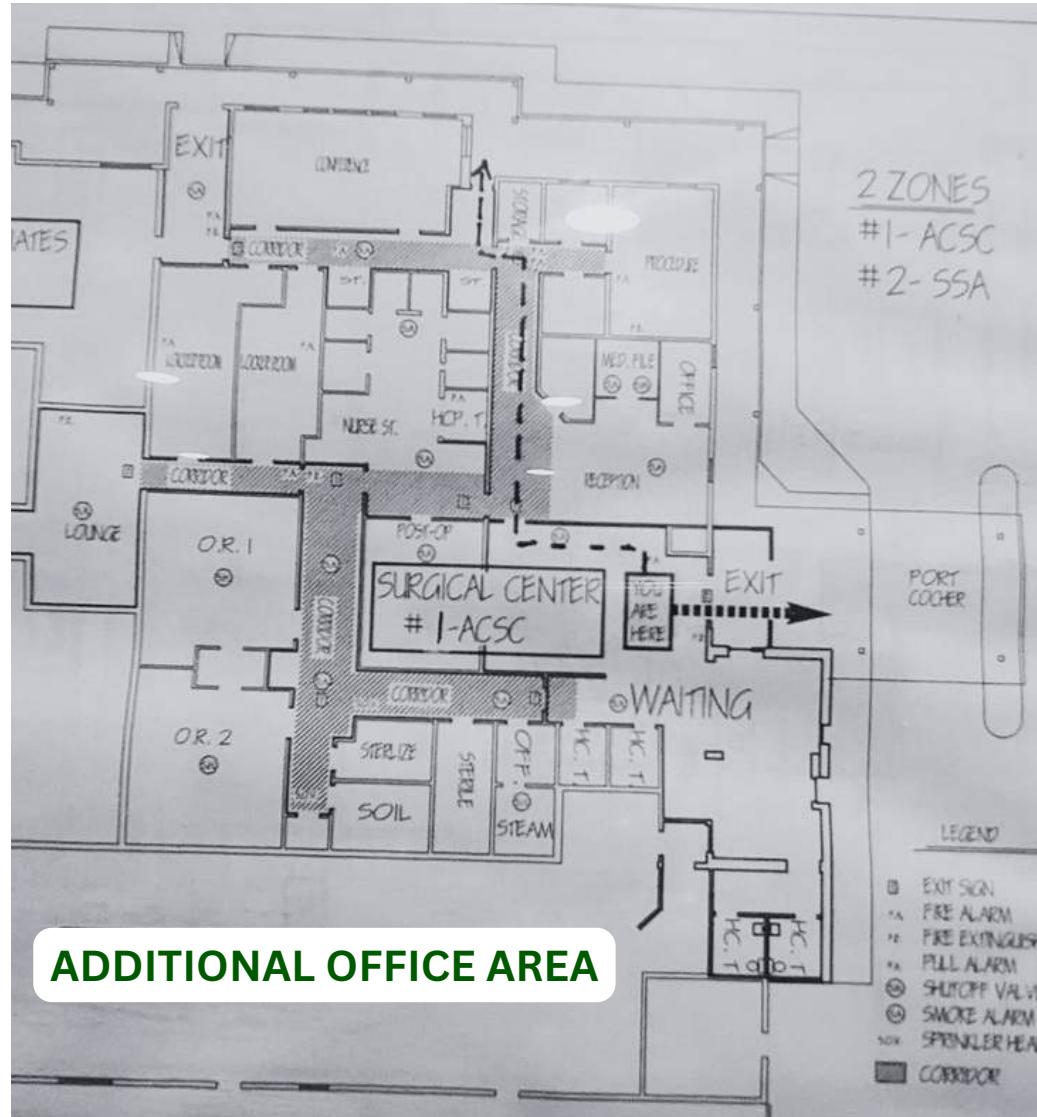


WITH A TOTAL POPULATION OF 47,505 - SHOWING A 1.24% INCREASE FROM THE PREVIOUS CENSUS - THE AREA HAS A MEDIAN AGE OF 40.9 AND A POPULATION DENSITY OF 719.4 PER SQUARE MILE.

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.

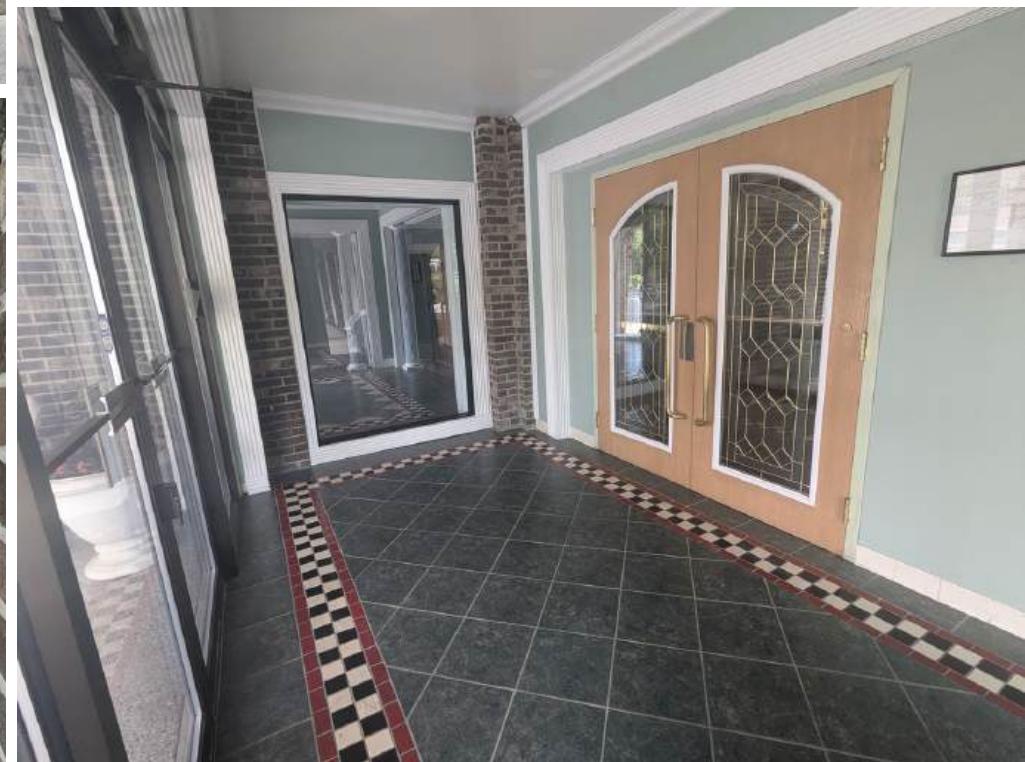
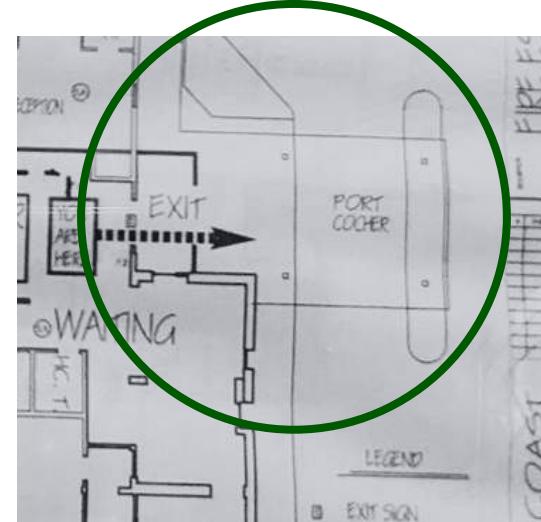
UNIT A LAYOUT



THE UNIT FEATURES - 9475 SQFT INCLUDES

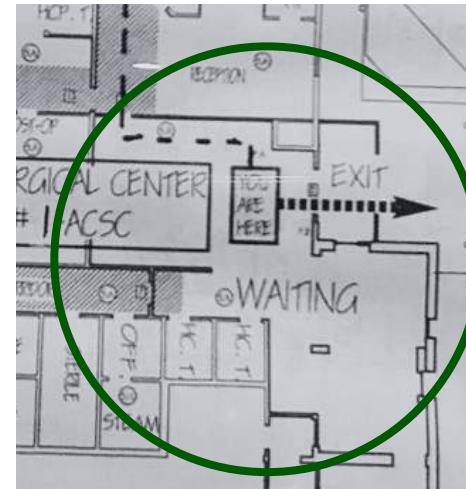
- A PROMINENT PRIMARY ENTRANCE WITH A PORTE-COCHÈRE, ENSURING HIGH VISIBILITY AND EASY ACCESSIBILITY.
- INSIDE, YOU'LL FIND A SPACIOUS WELCOME AREA/RECEPTION,
 - AN EXPANSIVE NURSES STATION,
 - MULTIPLE EXAM ROOMS,
 - STORAGE ROOMS,
 - OFFICE SPACES,
 - BATHROOMS,
 - SOIL ROOMS,
 - TWO LARGE AND A SMALLER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

UNIT A LAYOUT ENTRANCE

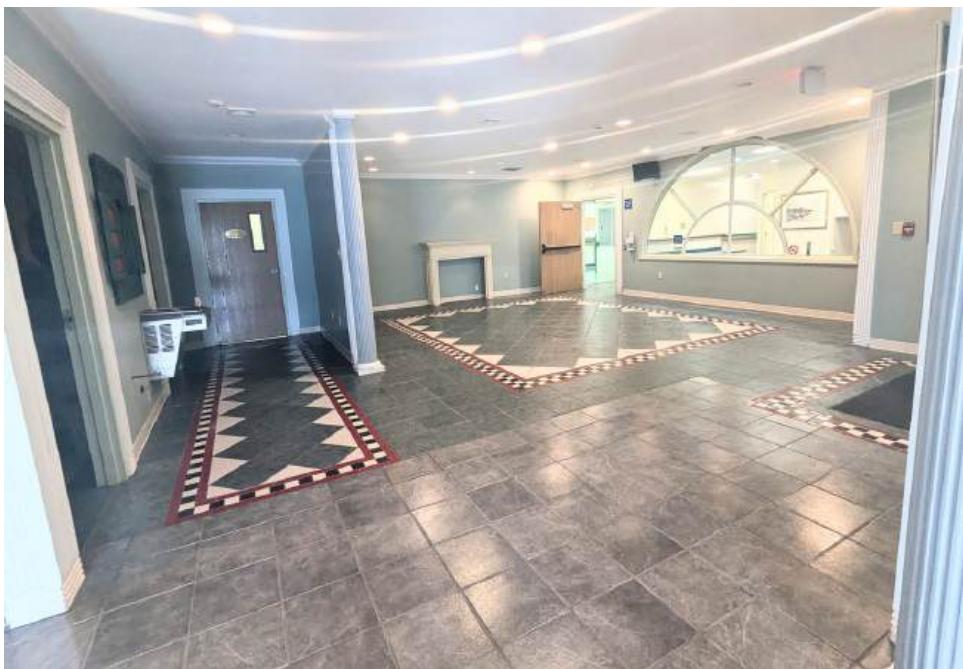


UNIT A LAYOUT

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

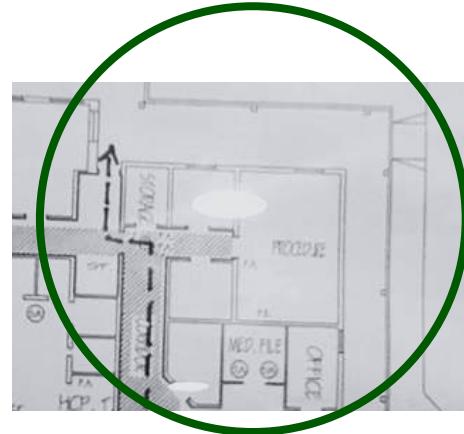


RECEPTION/NURSES STATION
WITH PLENTY OF CABINETRY/STORAGE
FILE ROOM
OFFICE AND MEDICAL EXAM ROOM



UNIT A LAYOUT

EXAM ROOMS

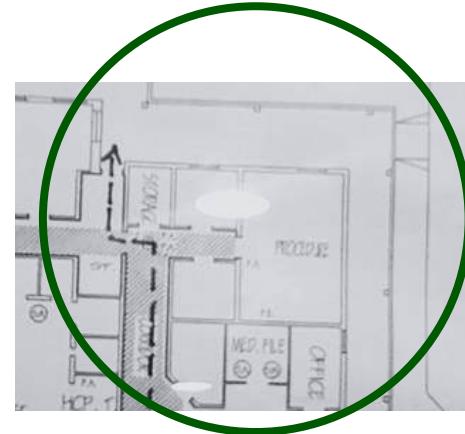


2 EXAM ROOMS WITH SINKS
ONE ROOM COULD BE AN OFFICE/EXAM
ROOM



UNIT A LAYOUT

PROCEDURE ROOM

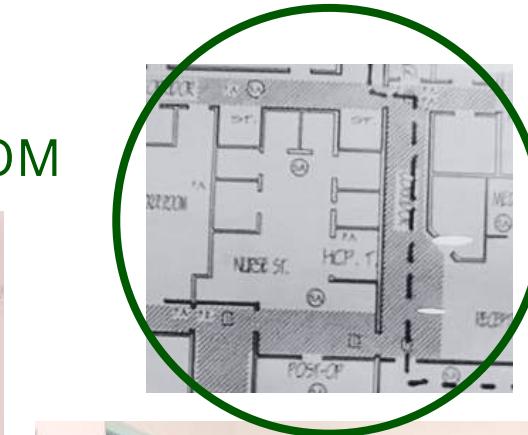


2 EXAM ROOMS WITH SINKS
ONE PROCEDURE ROOM ON THIS WING



UNIT A LAYOUT

NURSES STATION AND CHANGING ROOM



UNIT A LAYOUT

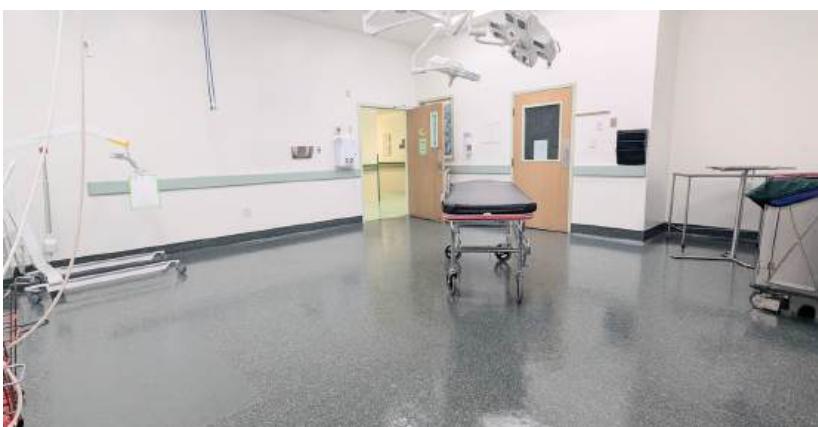
OR AREA



OPERATING ROOM 1



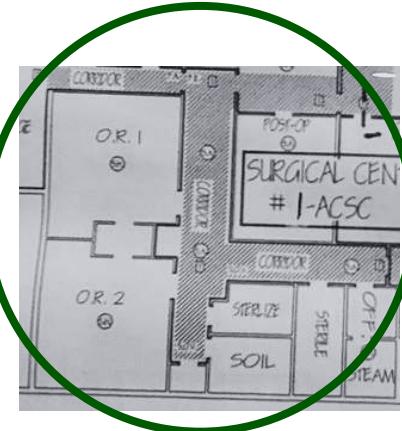
WAITING/RECOVERY
ROOM/POST OP



OPERATING ROOM 2

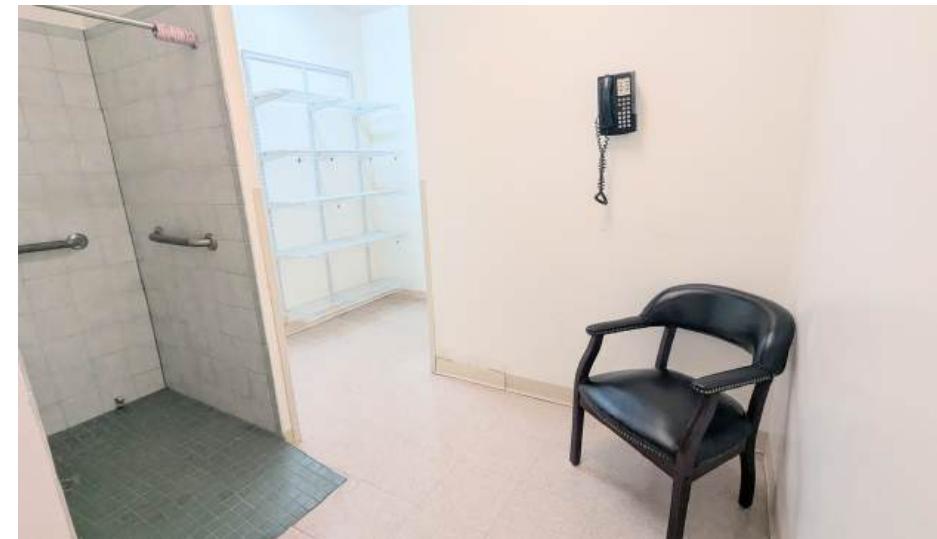
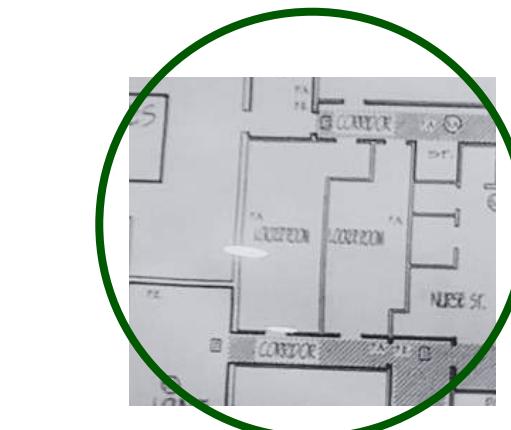


HALLWAY



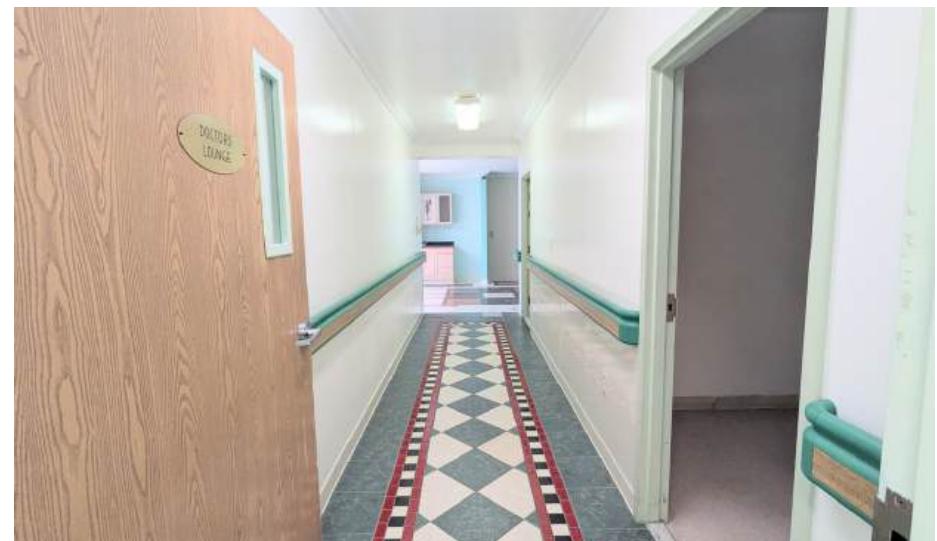
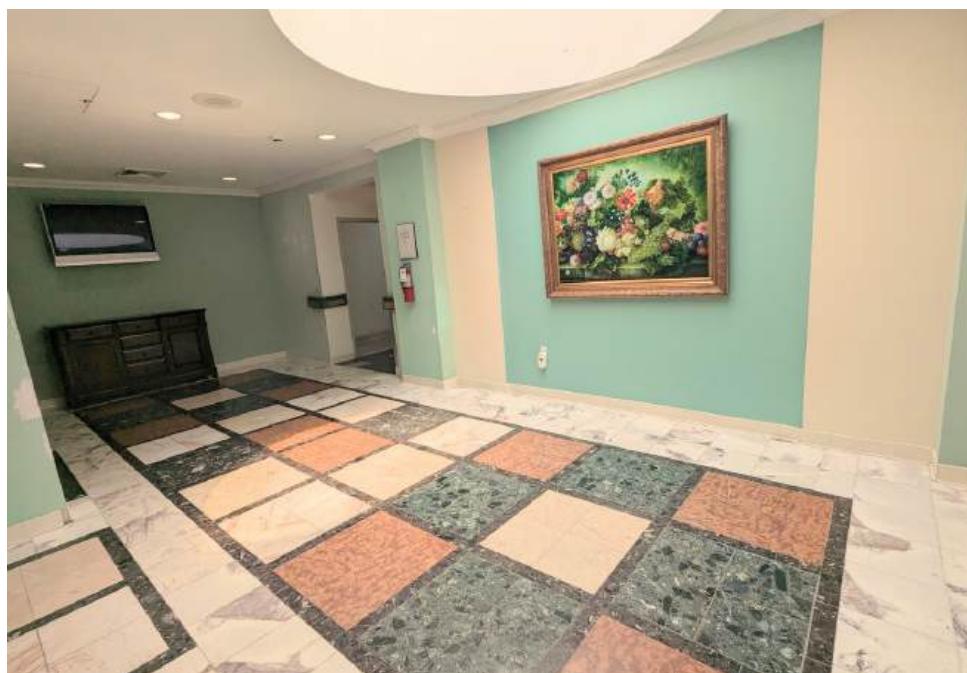
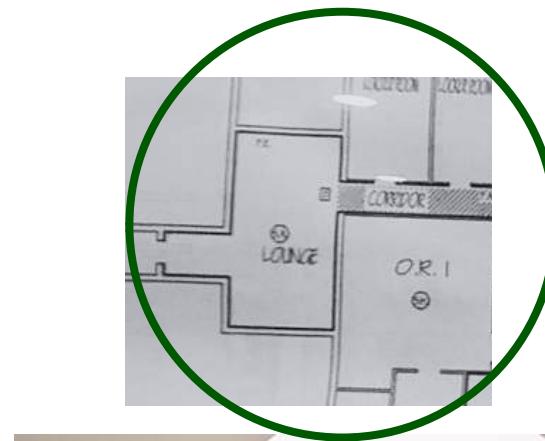
UNIT A LAYOUT

2 LOCKERS ROOMS WITH BATHROOMS



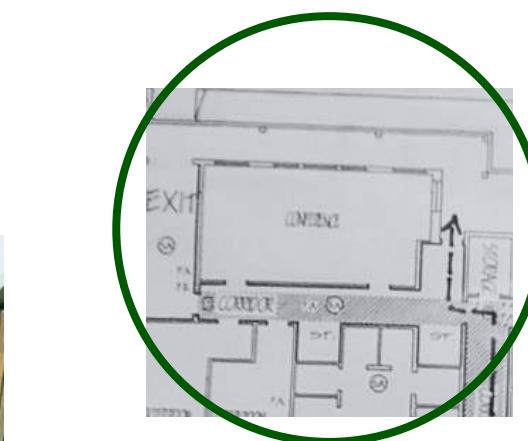
UNIT A LAYOUT

LOUNGE/KITCHEN/BREAKROOM AREA



UNIT A LAYOUT

BOARDROOM/CONFERENCE ROOM



UNIT A LAYOUT

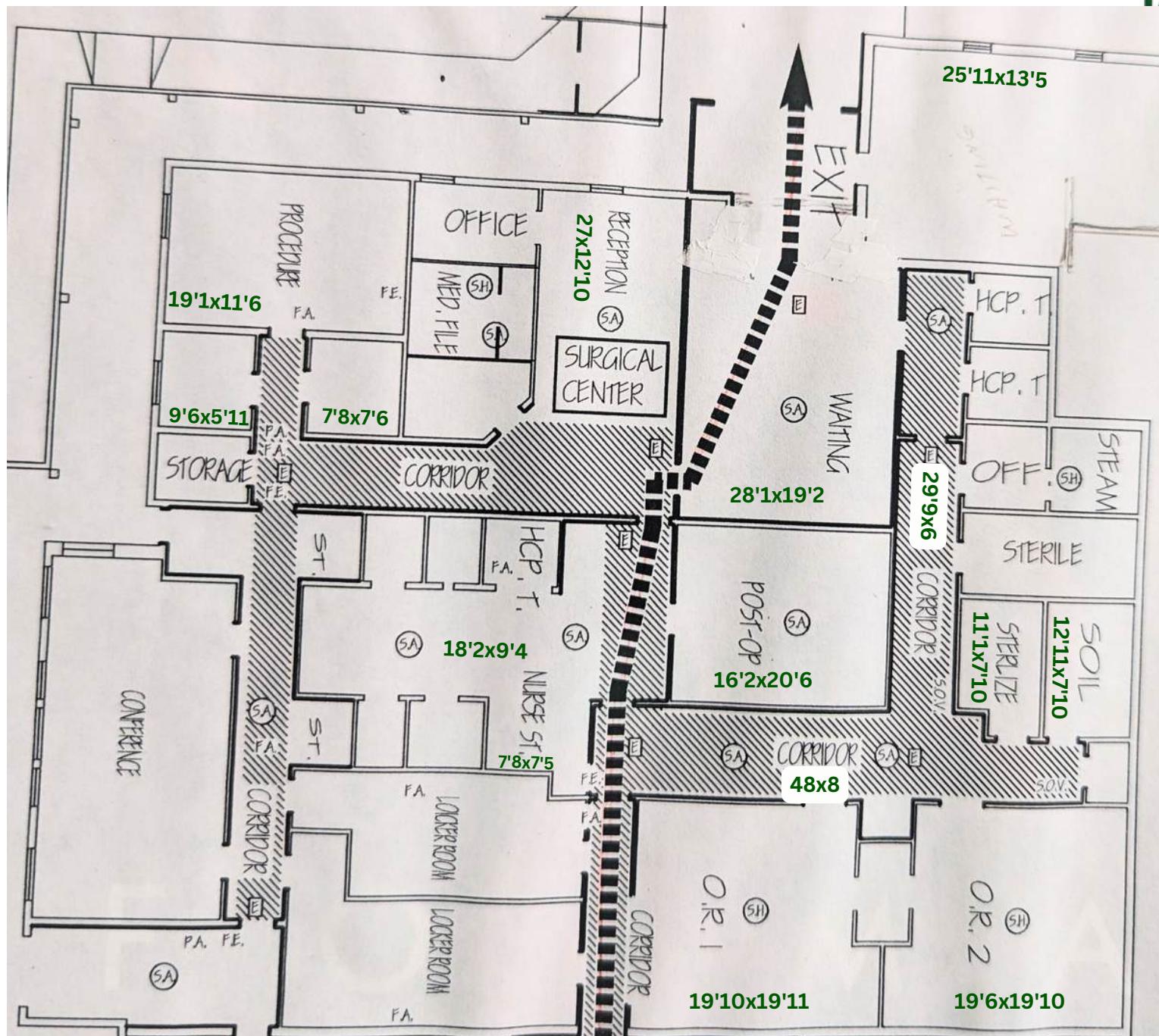
PRIVATE OFFICE SPACES & RESTROOM



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



FLOORPLAN W MEASUREMENTS





Farley & Ferry
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INCORPORATED

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

PRESENTED BY

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