

COMMERCIAL LEASE

601 N. MAIN  
STREET

GLASSBORO, NJ

PROFESSIONAL  
OFFICE/MEDICAL  
SPACE FOR LEASE

EXCLUSIVELY LISTED BY:

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# FOR LEASE

## Professional Office Space for Lease

PROPERTY  
ADDRESS

601 N. Main Street  
Glassboro, NJ

SQUARE FEET

+/- 5,000 square feet

ASKING RENTAL  
RATE

\$25.00 PSF NNN

SIGNAGE

Building Mounted Signs  
and Window Signs

BUILDING  
FEATURES

High Visibility Road in  
Major Shopping Area with  
Plenty of Parking

PARKING

45 Parking Spaces



# PROPERTY SUMMARY

## FACTS AT A GLANCE

A top 100 national public research university

Rowan University is a Carnegie-classified national doctoral research institution dedicated to excellence in undergraduate education. Founded in 1923 in Glassboro, Rowan serves the public at eight campuses and 100+ education, clinical and research sites. Rowan regularly earns notable national recognition. The historic \$100 million Rowan gift in 1992 put the institution on the fast track, helped create the Henry M. Rowan College of Engineering and enabled ambitious institutional growth. Now, with two medical schools and powerful partnerships

### AGILE, ENTREPRENEURIAL, COLLABORATIVE, STRATEGIC

#### POWERFUL PROOF POINTS

More than doubled enrollment and academic offerings since 2012, becoming nation's third fastest-growing public research university.

Dramatically increased focus on world-class, applied research while remaining dedicated to exceptional undergraduate education.

Responded to the national need for 21st century health care with innovative health sciences and medical education.

Challenged conventional thinking and forged partnerships that led to innovation and increased access to affordable, high-quality education.

<p><b>#3</b></p> <p>fastest-growing public doctoral university in nation</p> <p><small>The Chronicle of Higher Education America 2024</small></p>	<p><b>TOP 100</b></p> <p>national public research university and best value</p> <p><small>U.S. News &amp; World Report 2023 rankings</small></p>	<p><b>\$58M</b></p> <p>institutional student scholarships and waivers awarded in FY24</p>
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**22,903**

total unduplicated enrollment FY24

21,125 total, by program fall 2024

This versatile medical/office building offers approximately 5,000 square feet of leaseable space, providing an ideal location for a variety of professional uses. With a prime position boasting 300 feet of road frontage on a bustling main street, this property enjoys excellent visibility and high traffic flow, ensuring your business is easily accessible. The surrounding residential area offers a steady stream of potential clientele, enhancing its appeal for medical, office, or service-oriented businesses. Located in close proximity to Rowan University, this space benefits from high demand in the area. The interior of the building provides a blank canvas, ready for customization to suit your specific needs, whether you are looking for an open floor plan or a more segmented office layout. Additionally, ample parking ensures convenience for both employees and clients.

## AREA HIGHLIGHTS

- Proximity to Rowan University
- High density residential area
- Surrounded by retail shopping centers with daytime traffic

## SPACE DETAILS

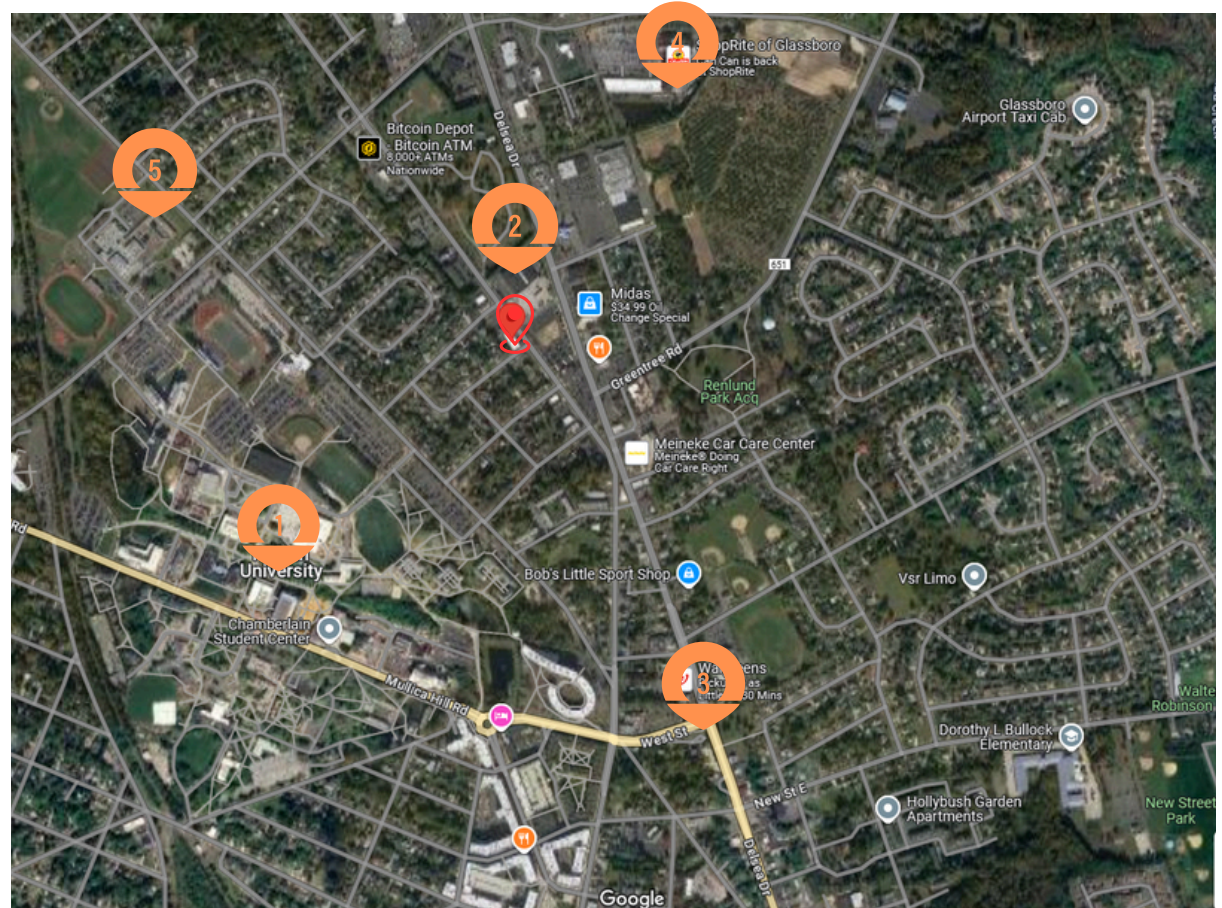
- First floor office/medical space with entrance on first floor
- Shell space with all utilities
- Completely remodeled exterior

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# NEARBY AMENITIES

- 1 Rowan University
- 2 Liscios Market
- 3 Route 322 and Delsea Drive Local Commuter Routes
- 4 Shoprite anchored shopping center
- 5 Glassboro High School

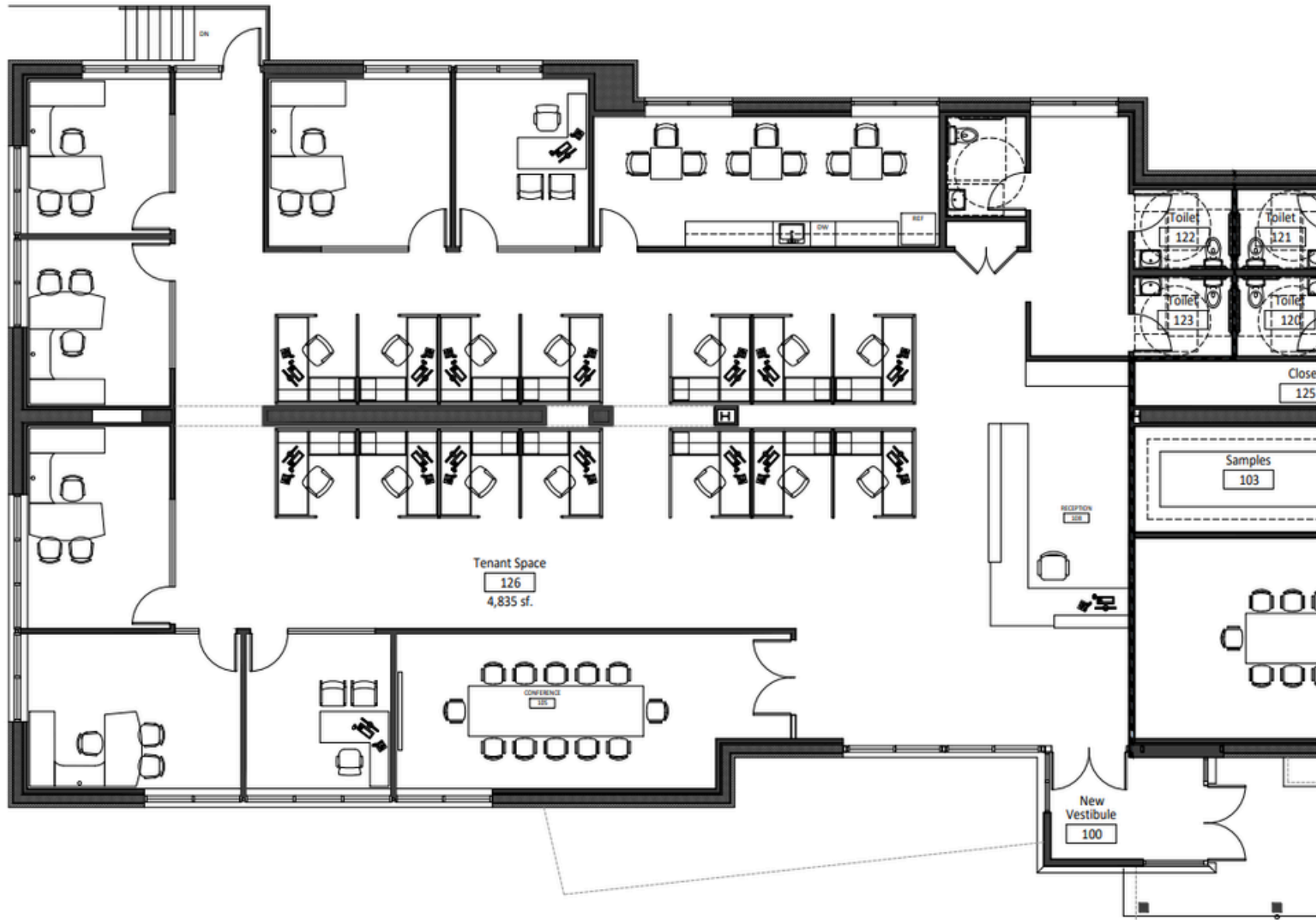


# DEMOGRAPHICS

Population			
	1 mile	3 miles	5 miles
2020 Population	16,111	51,079	103,972
2024 Population	17,627	53,537	107,061
2029 Population Projection	18,352	55,517	110,764

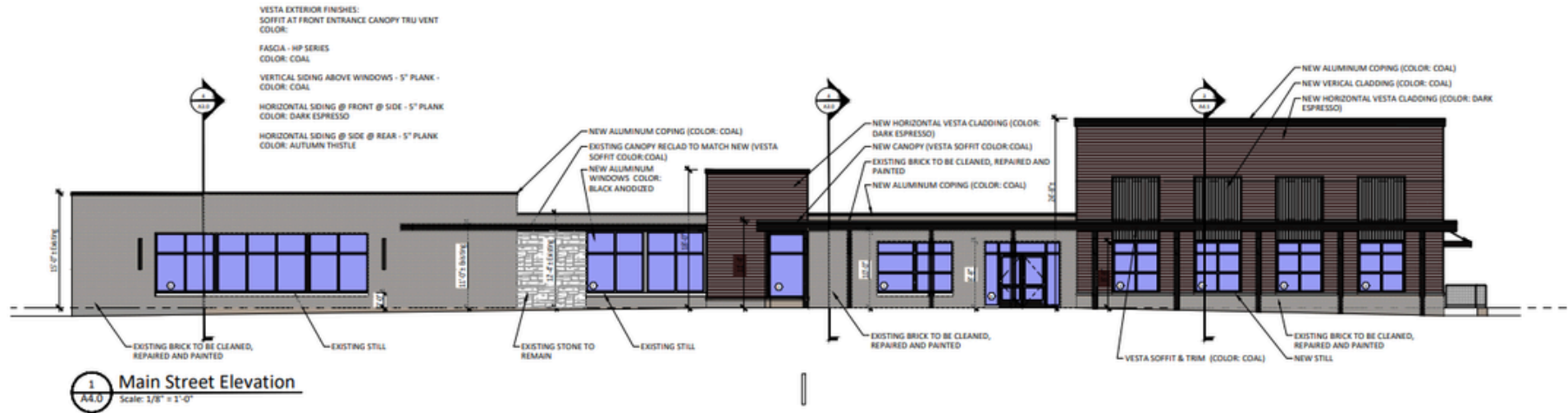
# CONCEPTUAL FLOOR PLAN

## First Floor



# ELEVATIONS

## Front



## Rear

