

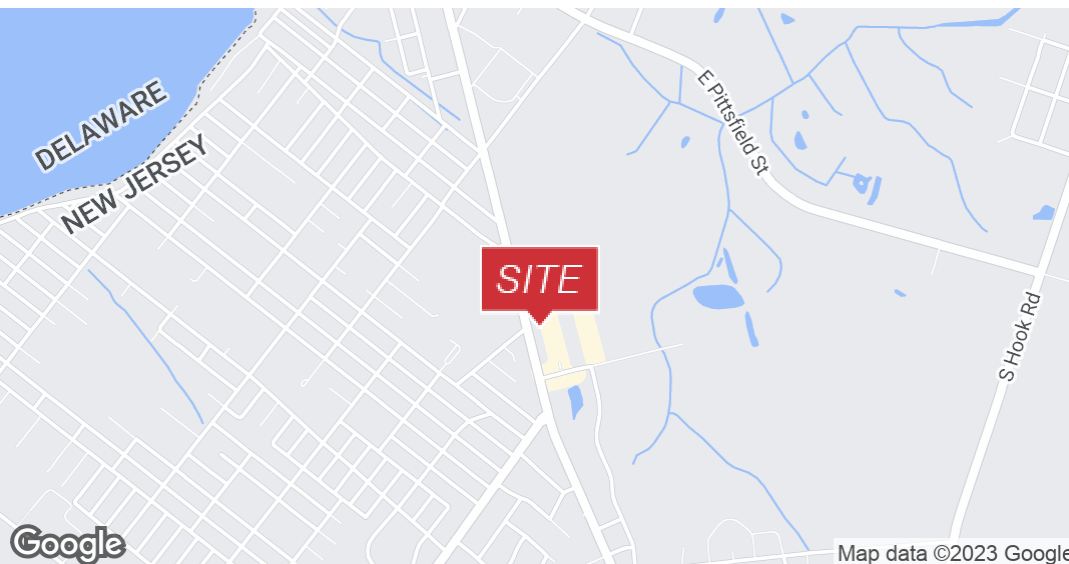
# 250 S. BROADWAY

Suite 200, Pennsville, NJ 08070

 **FOR LEASE**

 **OFFICE**

 **3,400 SF**



## PROPERTY DESCRIPTION

- Approximate Size: 3,400 Square Feet
- Sub-Lease Rate: \$15.00/SF NNN
- Lease term expires 10/31/2025 with options to renew
- Professional Office Available
- Current Treatment Center
- Great for Medical Office or other professional office use
- Zoned Commercial
- 21 parking spaces
- Excellent location in a highly visible location
- Available for immediate occupancy
- Showings by appointment only

LEASE RATE:

**\$15.00 SF/YR (NNN)**

## FOR MORE INFORMATION


**Joe Riggs**

 609.352.1162

 joe.riggs@naimertz.com

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**NAIMertz**

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Mount Laurel, NJ 08054  
856.234.9600 | [naimertz.com](http://naimertz.com)



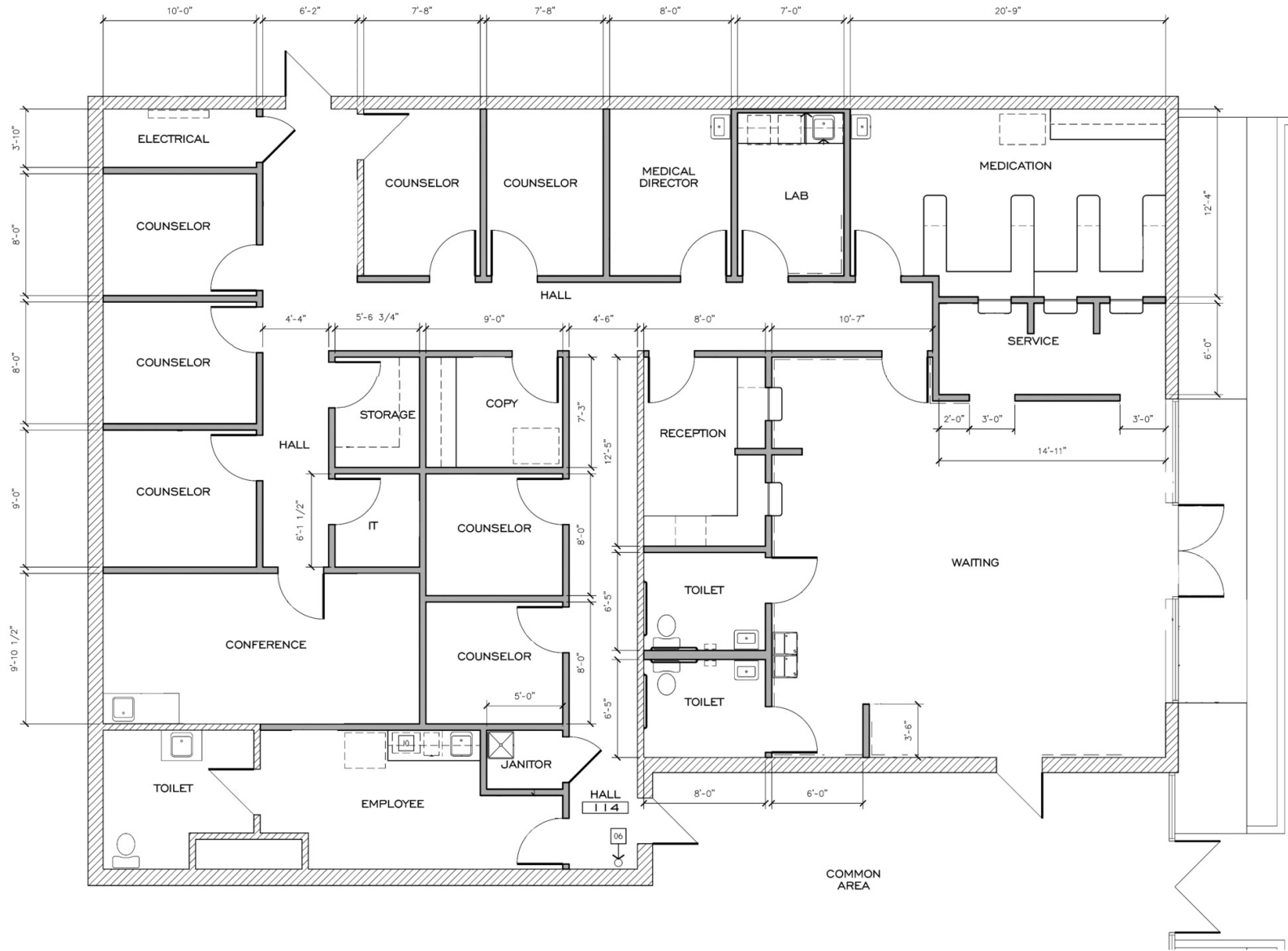
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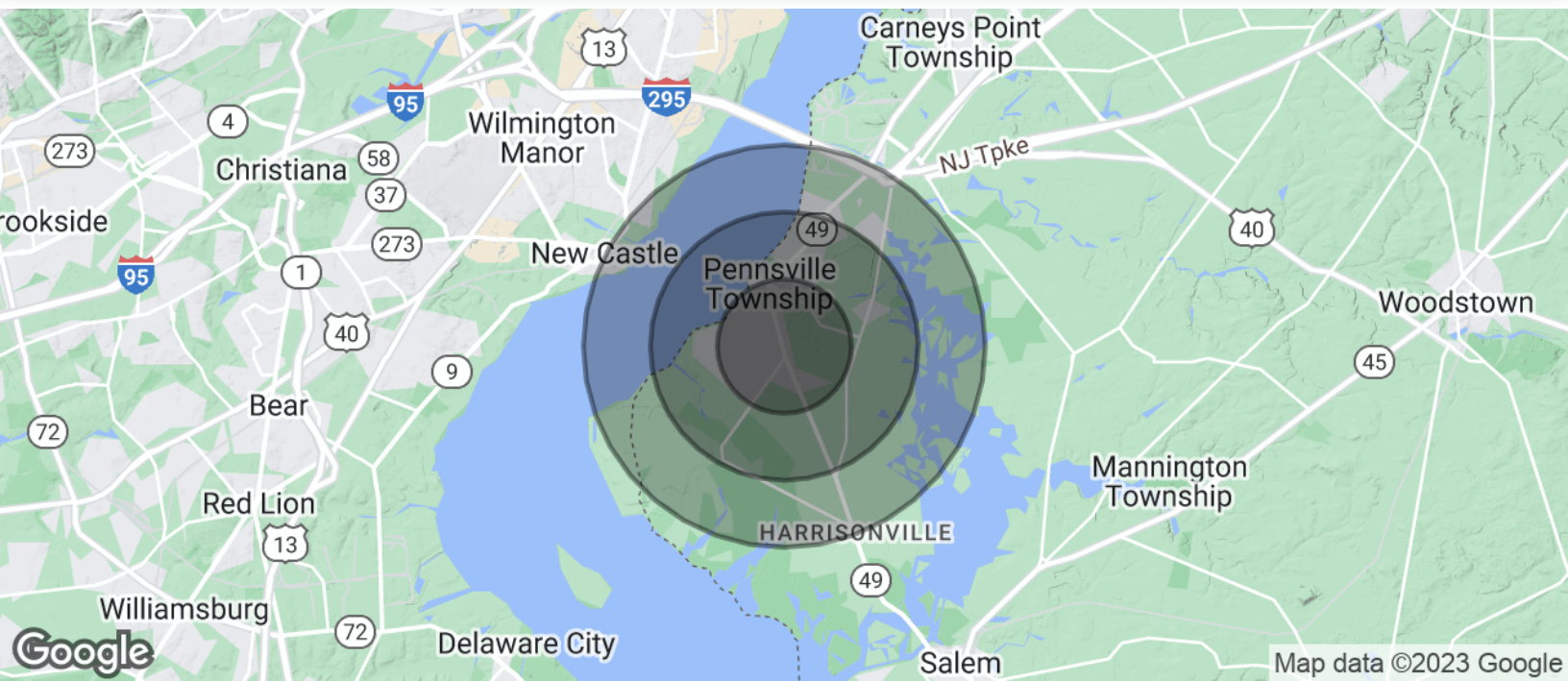
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,207	8,123	12,498
Average Age	49.2	45.9	45.8
Average Age (Male)	47.4	43.8	43.6
Average Age (Female)	50.1	48.0	47.5

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,257	4,042	6,055
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$67,235	\$70,085	\$73,785
Average House Value	\$158,362	\$160,434	\$173,558

\* Demographic data derived from 2020 ACS - US Census

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