



EXECUTIVE OFFICE SUITES FOR LEASE

# 39 EAST KINGS HIGHWAY

 AUDUBON, NJ 08106

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[www.VantageRES.com](http://www.VantageRES.com)

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# OFFERING SUMMARY



## SF AVAILABLE

2nd Floor Executive Suite: Call for details



## SIGNAGE

Suite signage



## ASKING LEASE RATE

2nd Floor: \$400/month



## PARKING

Rear parking lot & street parking

## AREA HIGHLIGHTS

- ✓ Spacious private offices along heavily trafficked King's Highway in Audubon. Executive suites have private entryway, dedicated parking lot, and access to shared kitchenette and conference room
- ✓ Second floor office available. Street parking and walkable to nearby amenities including CVS Pharmacy, Toscana's Pizzeria and St. Rose Grammar School and Church
- ✓ Easily accessible from all major South Jersey thoroughfares including Routs 30 and 130 and I-295

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	16,414	122,771	308,494
2027 POPULATION PROJECTION	16,455	122,761	308,749

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	6,539	49,709	117,622
2027 HOUSEHOLD PROJECTION	6,560	49,718	117,776

INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$132,243	\$107,250	\$98,375
MEDIAN HOUSEHOLD INCOME	\$104,919	\$82,771	\$73,032



# KEY DISTANCES

**I - 295**  
1.3 MILES

**I - 76**  
2.5 MILES

**NJ TURNPIKE**  
3.3 MILES

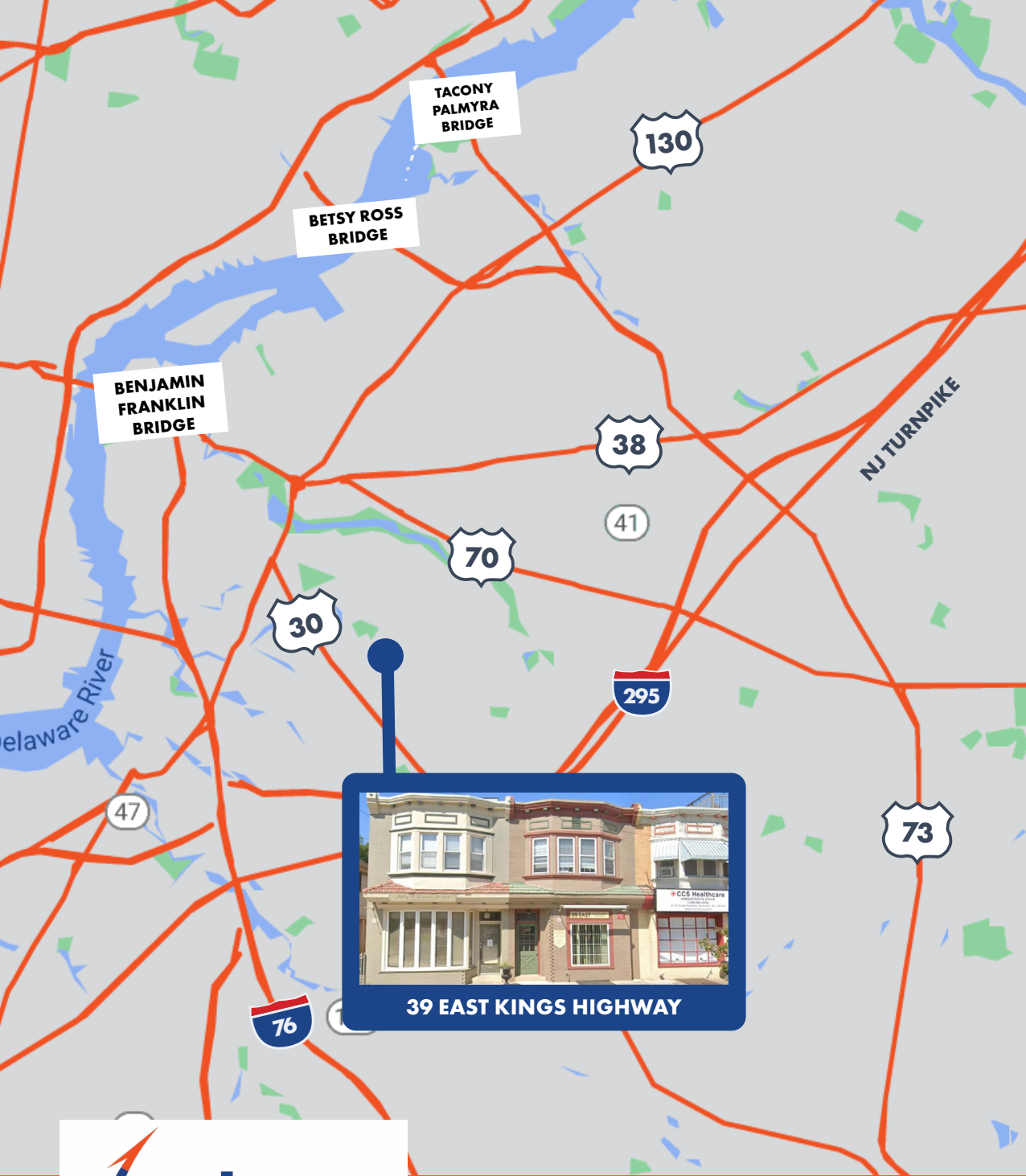
**PHILADELPHIA**  
7.5 MILES



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## NEARBY AMENITIES

### RETAIL

- ACME
- CVS
- Lowes
- Mattress Firm
- PetSmart
- Shoprite
- UPS Store
- Walgreens
- Walmart

### DINING

- Applebees Bar & Grill
- Bistro at Haddonfield
- Brunos Restaurant & Pizza
- Café Lift
- Chic- Fil-A
- Chopstix House
- Dunkin
- Kaminskis
- Mcdonalds
- Mulligans Bar & Grill
- Popeyes
- Saxbys
- Sonic
- Starbucks
- T-Swirl Crepe
- Taco Bell
- Tanner Brewing Co
- William Heritage Winery

### MEDICAL

- Advocare Cornerstone Pediatrics
- Advocare Haddon Pediatric Group
- Alliance Adult Day Health Services
- Clark Orthodontic Center
- Haddonfield Dental
- Haddonfield Dermatology Associates
- Lane Family Dentistry
- Neabore Veterinary Clinic
- Neurologist SJM Brom
- Optum Heights Primary Care
- The Heart-House



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