

# **Emily Stein**Managing Director

Managing Director
& Director of Healthcare Services

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#### **Vince Ceroli**

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856.797.1919 VantageRES.com

1873 Marlton Pike, East, Suite 1C Cherry Hill, NJ 08003



#### **OFFICE FOR LEASE**

61 LAKEVIEW DRIVE NORTH, GIBBSBORO, NJ 08026



## **OFFERING SUMMARY**

**Asking Lease Rate:** Call for Details

Size Available: +/- 3,000 RSF

Zoning: C2

Parking: +/- 25 Spaces

Signage: Monument

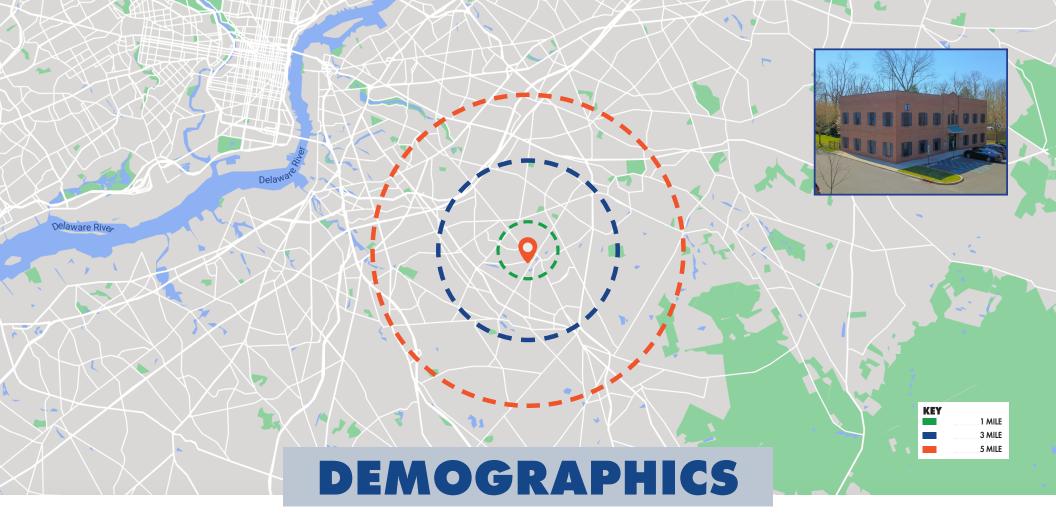


### **PROPERTY HIGHLIGHTS**

- + Beautifully updated 1st floor office space available for lease. This space has multiple private offices, kitchenette, and bullpen space and is ideal for any number of office-type users including attorneys, administrative uses, non-profits, among others
- + Conveniently located on heavily trafficked Lakeview Drive and is easily accessible form Clementon Road, White Horse Road, Evesham and Cooper Roads, among all other major Southern NJ thoroughfares.

  The office is located within a professional complex of other office and medical users
- + Situated among high demographic residential neighborhoods, this office is within close proximity to an abundance of nearby amenities including The Chophouse, Wawa, Ott's Restaurant, the Ritz Center, and Springhill Suites among others



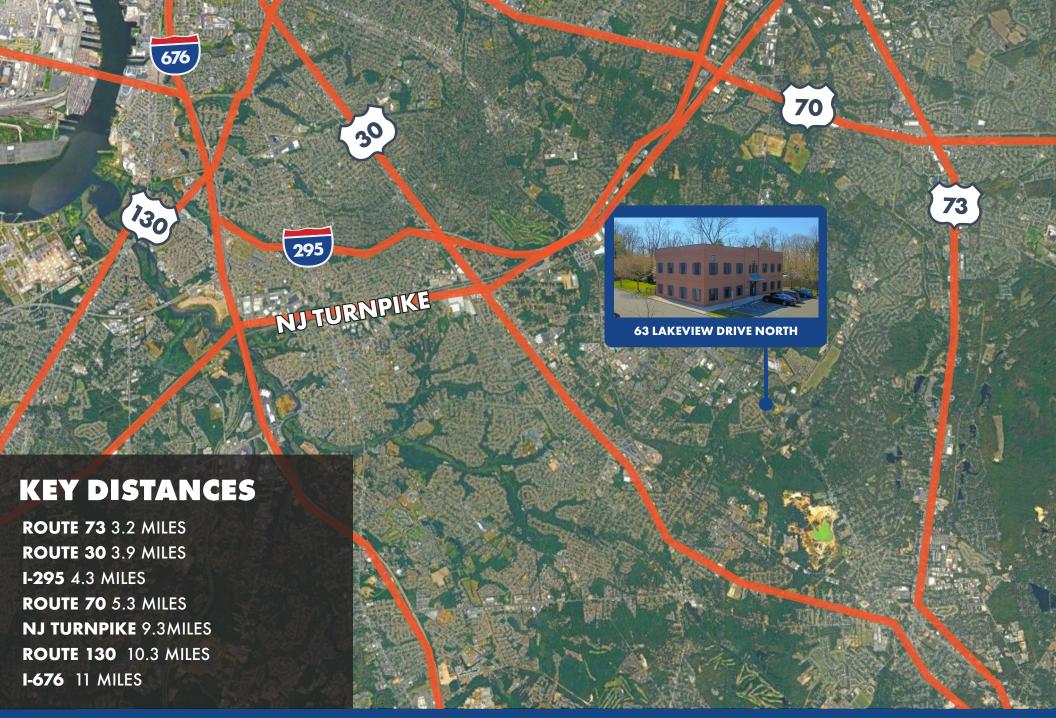


POPULATION					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE 2023	5,263	82,999	210,428		
PROJECTED 2028	5,380	85,988	218,050		

HOUSEHOLDS					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE 2023	2,031	32,023	81,655		
PROJECTED 2028	2,076	33,213	84,721		

INCOME				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE INCOME	\$140,197	\$116,414	\$117,787	
MEDIAN INCOME	\$124,447	\$90,663	\$91,283	







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## **NEARBY AMENITIES**

#### **DINING**

- Chick Fil A
- Dooneys Pub
- Dunkin
- Harvest Coffee Co.
- Iron Hill Brewery
- Olive Garden
- Onvo Odraon
- Pancheros Mexican Grill •

- Panera Bread
- Rodizio Grill
- Starbucks
- Taco Bell
- The Chophouse
- Wawa
- Wendys

#### RETAIL/GROCERY

- ACME Markets
  - Bath and Body Works
  - Big Kahunas Waterpark
- Boscovs
- Crown Ligour and wine
- CVS Pharmacy
- Diggerland USA

- Walmart Supercenter
- Echelon Health & Fitness
- Edge Fitness Club
- Family dental care
- Gibbsboro Police Department
- Kohls

- Lowes
- Rite Aid
- Springhill Suites by Marriott
- Target



## **INTERIOR PHOTOGRAPHY**











