

Medical Office Space Available

Virtua Sewell Medical Office Building

556 Egg Harbor Road, Sewell, NJ



Up to 4,140 SF Medical Office Space Available

Property Highlights

- Class-A medical facility
- Steps away from Jefferson Washington Township Hospital
- Easily accessible with ample parking
- Centralized location near shopping and dining
- Near the Atlantic City Expressway in Washington Township
- Well capitalized ownership offering an above market tenant improvement allowance



For more information, please contact:

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Tom Hummel

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Managed By: **welltower**[®]

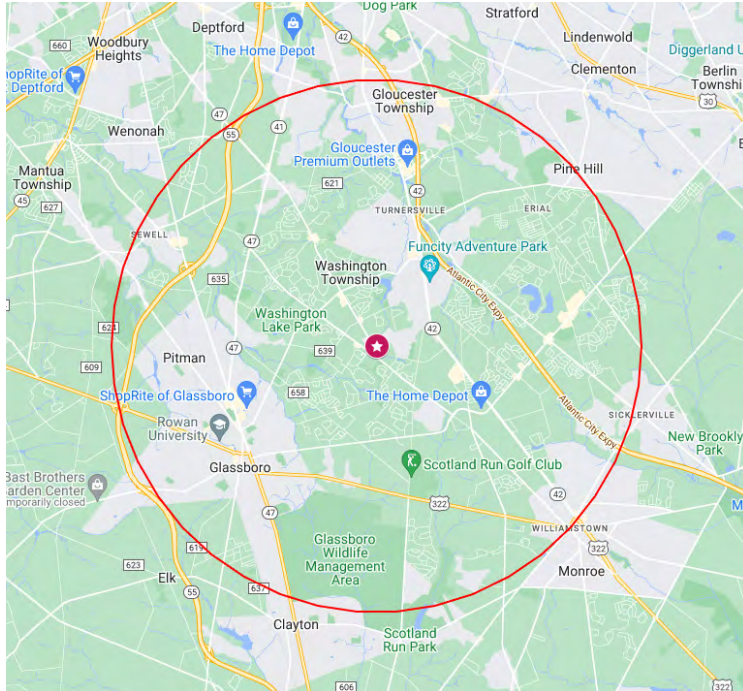
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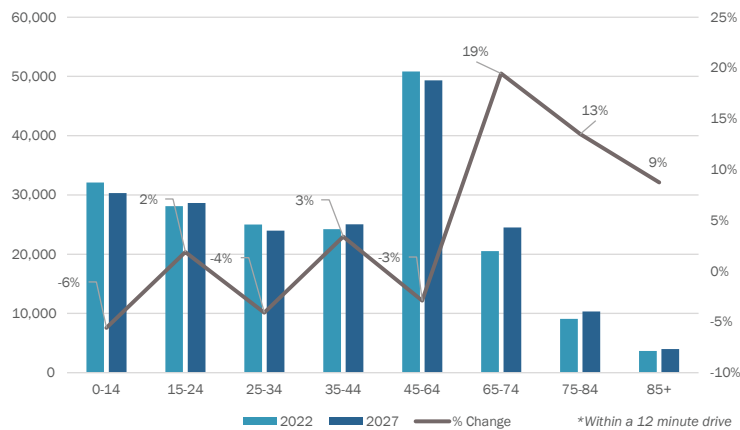
Health Care Market Analysis

Welltower analyzed the market within a 5 mile radius of the property as shown on the map below.



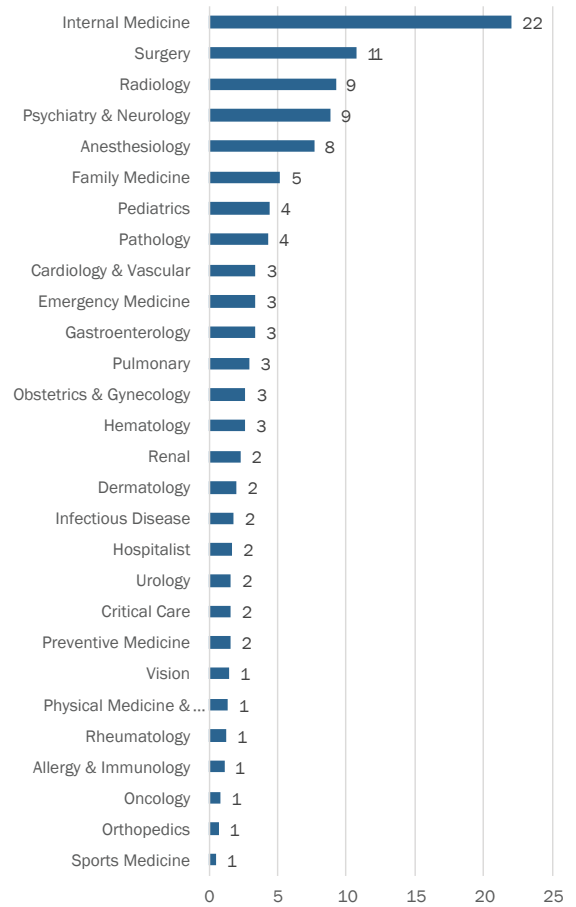
Projected Population Shift

With the 45-64 age cohort representing the largest percentage of the total population (20%), the need for clinical services in this market will increase in future years.



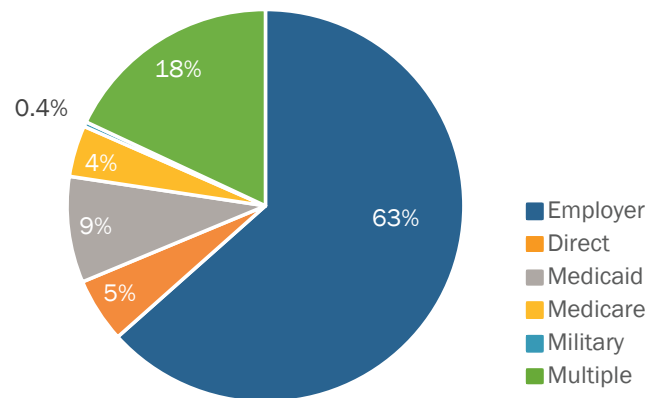
Physician Need by Specialty

The graph below highlights the number of full-time physicians (FTE) for each specialty in need.



Source: Revista

Payor Mix



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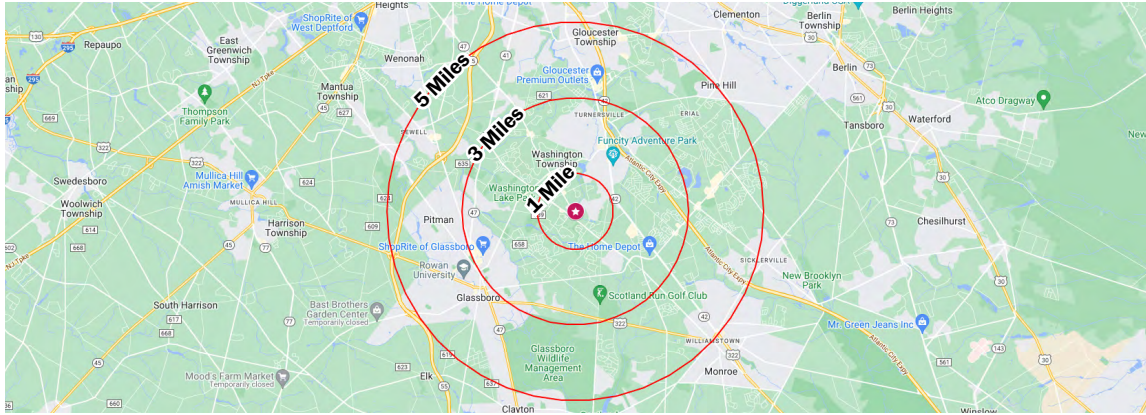
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 5,236 | 56,286 | 150,762 |
| Median age | 41.4 | 40.3 | 39.1 |
| Median age (Male) | 41.2 | 38.3 | 37.5 |
| Median age (Female) | 41.4 | 40.9 | 40.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,007 | 21,264 | 56,901 |
| # of persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH income | \$120,420 | \$105,463 | \$98,560 |
| Average house value | \$284,310 | \$236,217 | \$219,789 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic | 6.1% | 7.6% | 8.1% |
| RACE (%) | 1 MILE | 3 MILES | 5 MILES |
| White | 84.5% | 77.5% | 72.0% |
| Black | 10.1% | 14.8% | 18.3% |
| Asian | 1.9% | 2.5% | 3.3% |
| Hawaiian | 0.0% | 0.0% | 0.0% |
| American Indian | 0.1% | 0.3% | 0.2% |
| Other | 0.8% | 1.5% | 2.0% |

* Demographic data derived from 2020 ACS - US Census



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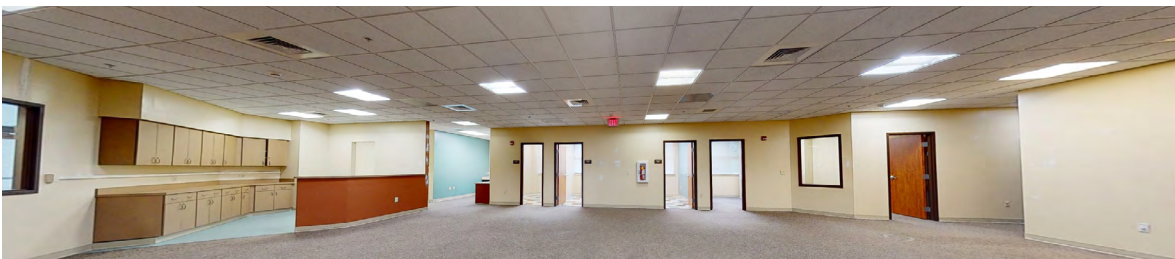
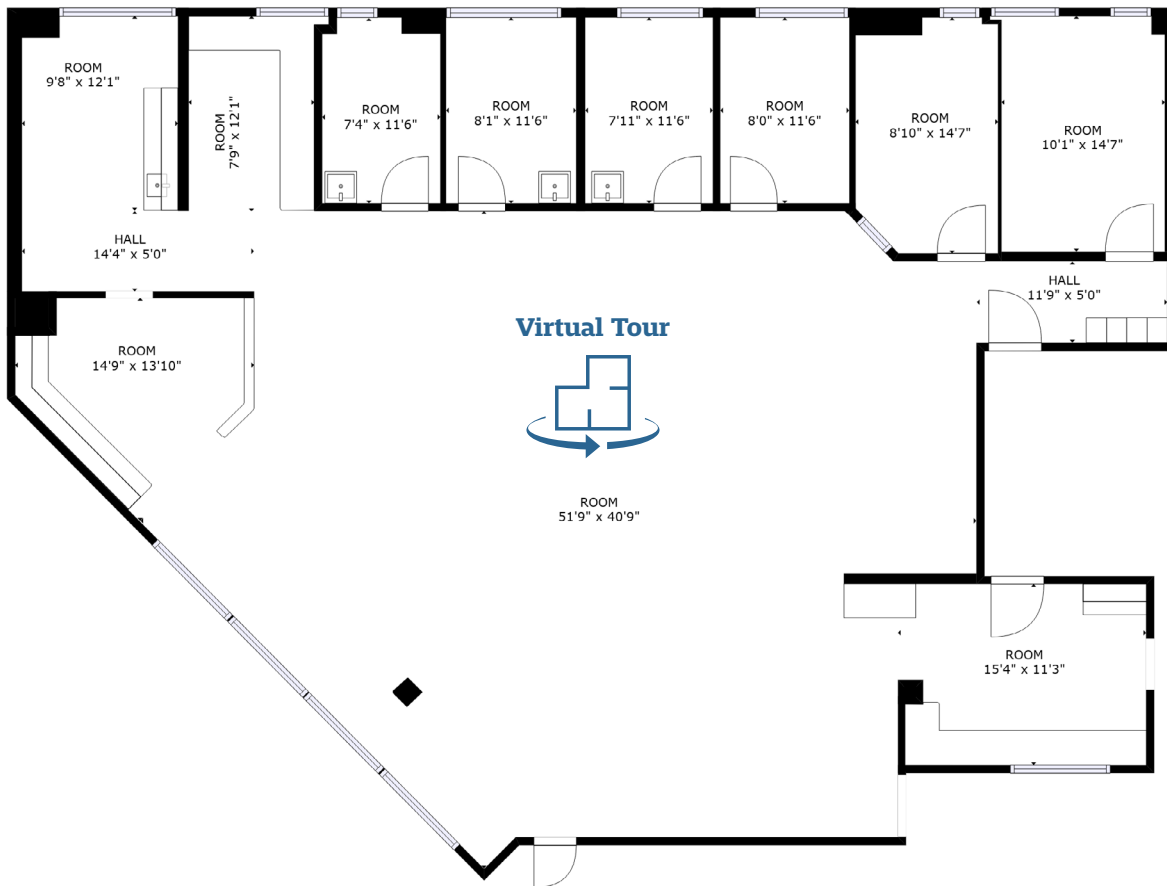


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AVAILABLE SPACES

| SUITE | SIZE | DESCRIPTION |
|----------|----------|----------------------------------|
| Suite A1 | 4,140 SF | Existing medical space build-out |



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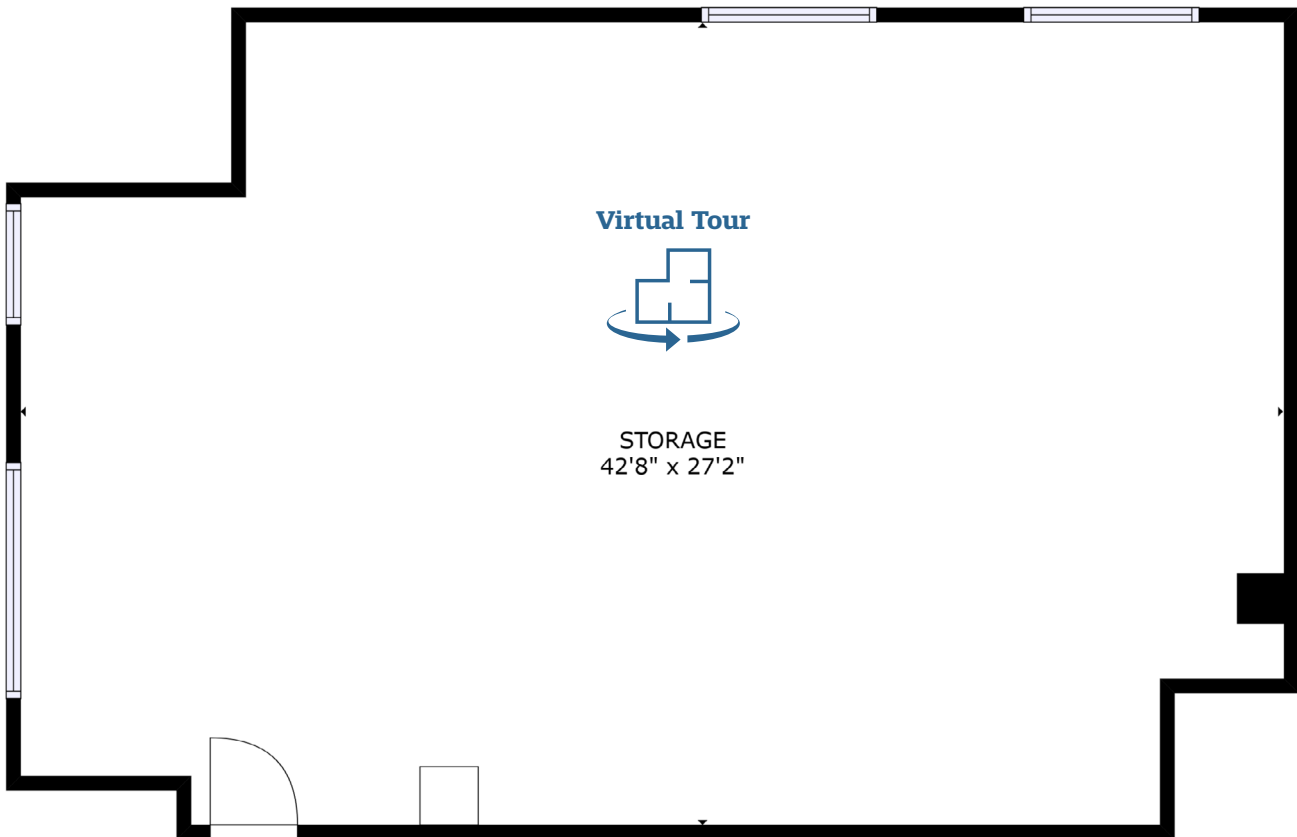
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AVAILABLE SPACES

| SUITE | SIZE | DESCRIPTION |
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| Suite D | 1,168 SF | Shell space |



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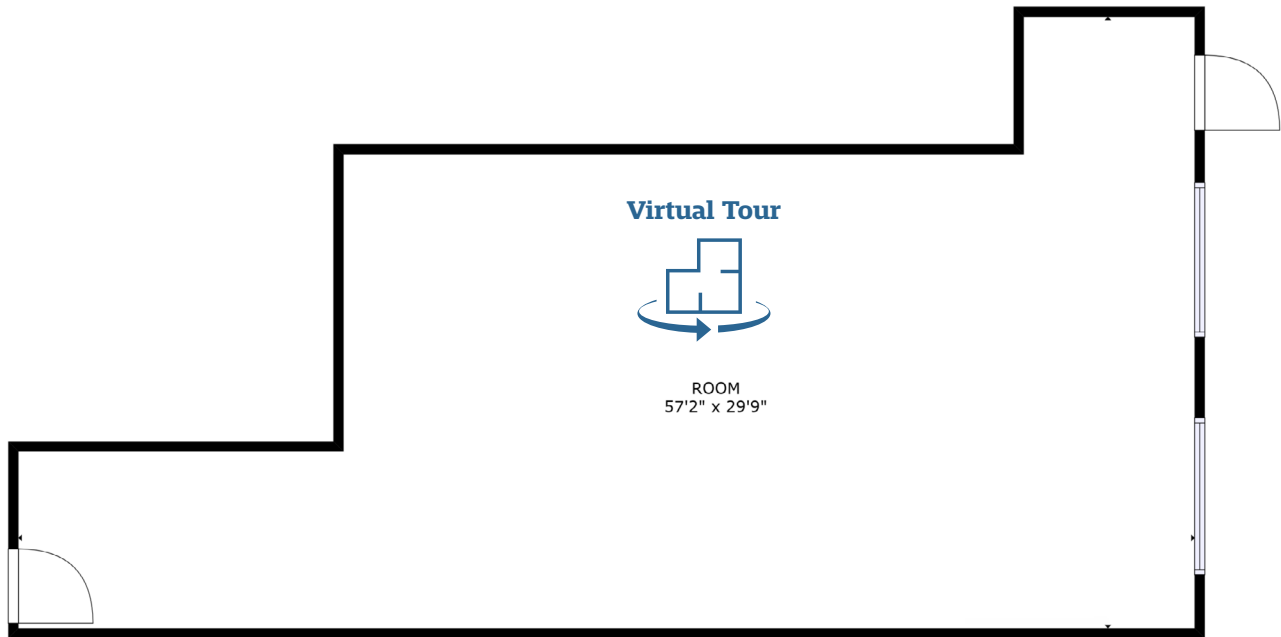
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AVAILABLE SPACES

| SUITE | SIZE | DESCRIPTION |
|---------|----------|-------------|
| Suite E | 1,457 SF | Shell space |



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