

**ONE SPACE
REMAINING**

AVAILABLE

289



PRIME OFFICES FOR LEASE
277 WHITE HORSE PIKE

ATCO, NJ 08004

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www.VantageRES.com

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OFFERING SUMMARY



SF AVAILABLE

+/- 1,634 SF



ASKING LEASE RATE

Call for details



SIGNAGE

Monument, directory, and suite



PARKING

+/- 55 spaces



SIGNAGE

AREA HIGHLIGHTS

- ✓ Prime office building located on heavily trafficked White Horse Pike. The building, under new management, features abundant parking, prominent signage, and a diverse roster of co-tenants; buildings are in close proximity to restaurants, retail shopping centers, and healthcare facilities
- ✓ Ideal for medical use and/or professional offices; therapy practices, law firms, real estate offices and more
- ✓ The building is centrally located in Atco (Waterford Township) and is easily accessible to many major regional thoroughfares including Route 73, Berlin - Cross Keys Road, Jackson Road, and the AC Expressway



WHITE HORSE PIKE

AERIAL VIEW

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	6,595	27,379	75,379
2028 POPULATION PROJECTION	6,945	28,557	77,980
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	2,304	9,733	26,267
2028 HOUSEHOLD PROJECTION	2,431	10,167	27,274
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$116,872	\$116,656	\$119,787
MEDIAN HOUSEHOLD INCOME	\$93,821	\$96,038	\$94,516

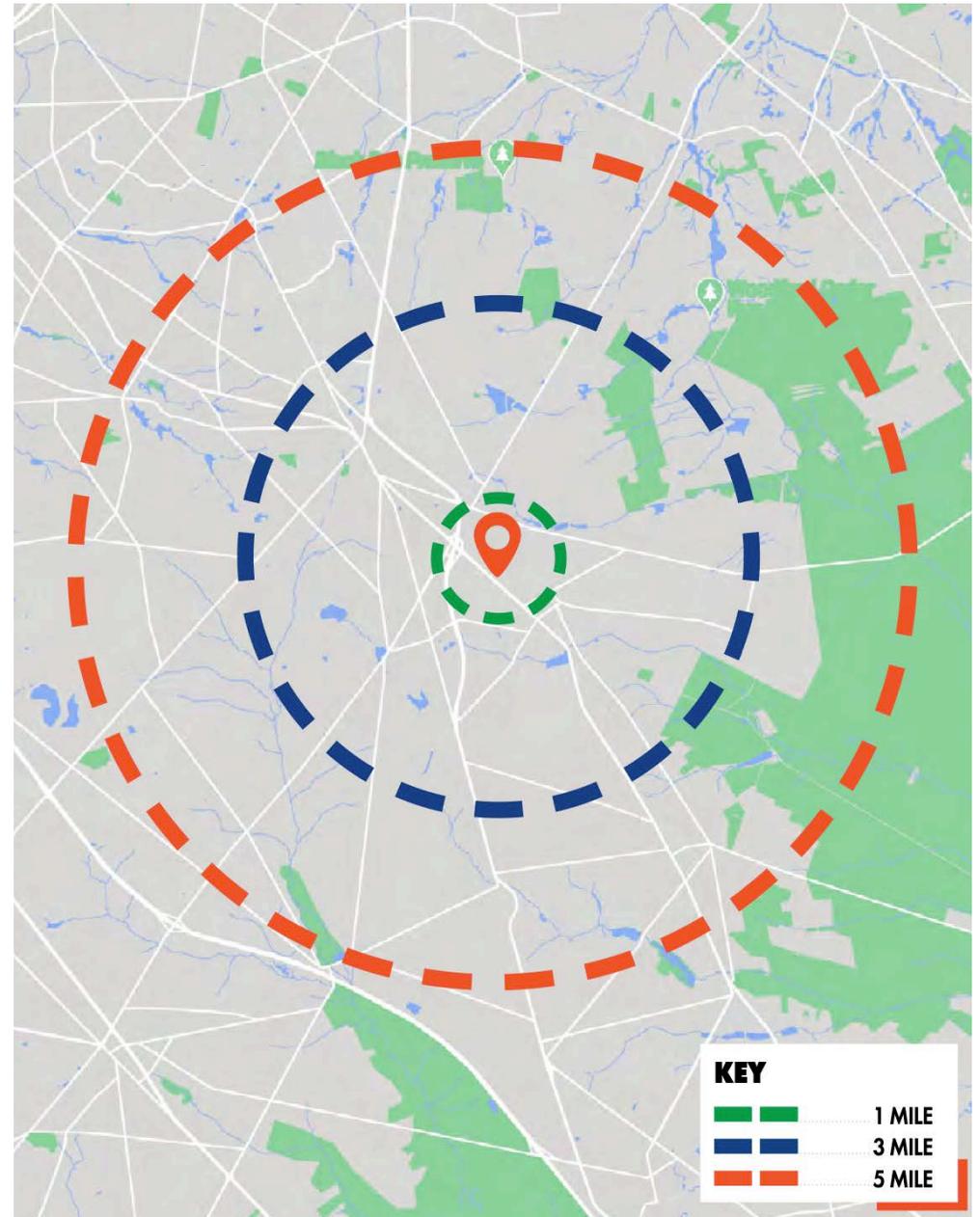
KEY DISTANCES

ROUTE 73
1.1 MILES

ATCO TRAIN STATION
1.2 MILES

AC EXPRESSWAY
9.7 MILES

CENTER CITY, PHILADELPHIA
22 MILES



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NEARBY AMENITIES

DINING

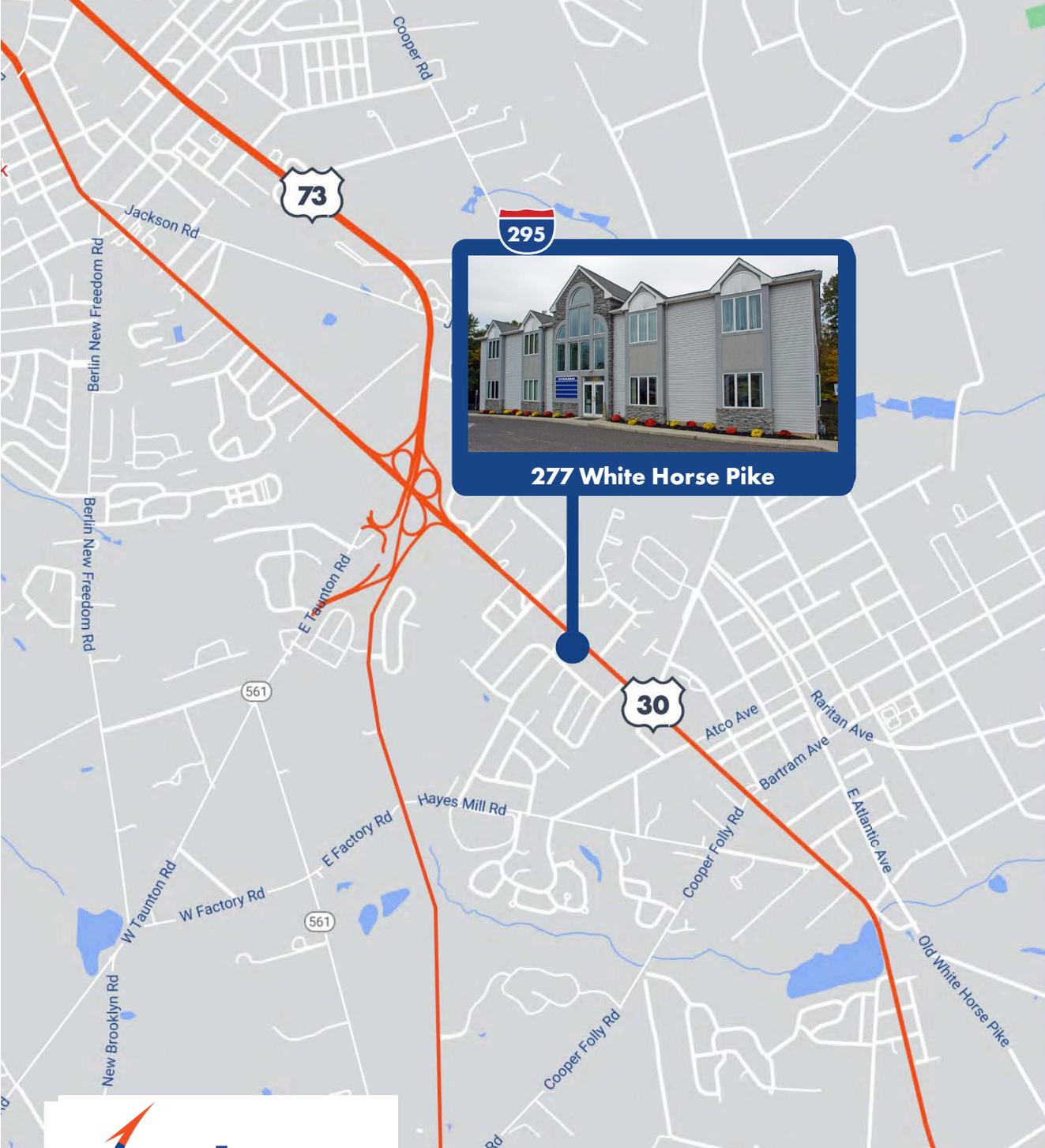
- Amalthea Cellars Farm Winery
- Change Wang Asian
- Cookies and Coffee
- Domino's Pizza
- Elis's Pizzeria & Family
- Gallery Pizza & Restaurant
- Gelights Sweet Shoppe
- Graziano's Ristoranti
- Grilly Cheese
- Mama D's Italian Specialties
- Raceway Bagels by BUNOS
- Roma Pizza
- The Fat Tomato Italian Bistro
- Town Square
 - China Max
 - Dunkin'
 - Fabio's Pizza
 - Racks Pub & Grill
 - Whims Brewing
- Victory Bar & Grill

RETAIL

- 73 Outlet Flooring & Remnants
- Atco Cleaners
- Best Liquors of Atco
- Billows Electric Supply
- C & J Florist
- Camden Flooring
- Dollar General
- Hero Outfitters
- Landvista Aquascapes
- One Stop Shoppe
- Palladino's Market
- Prime Storage
- Record Museum
- Reflectionz-The Soul Tattoo
- Rite Aid
- Stone World at Berlin
- The Fireplace People
- Wawa

MEDICAL

- Atco Family Dentistry
- Charla Mcgruder D.M.D
- Virtua Health & Wellness Center



277 White Horse Pike



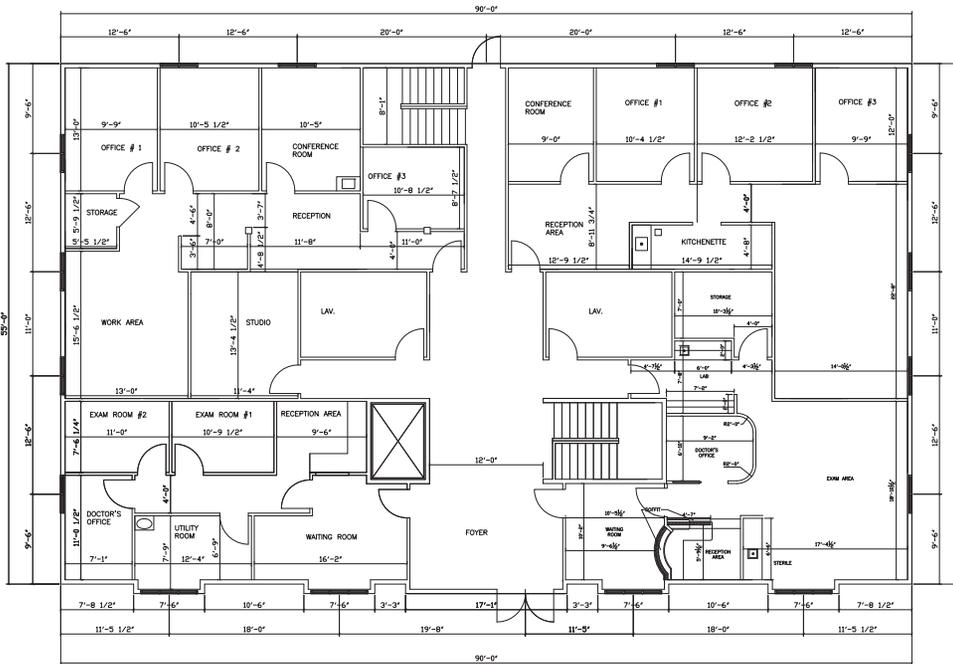
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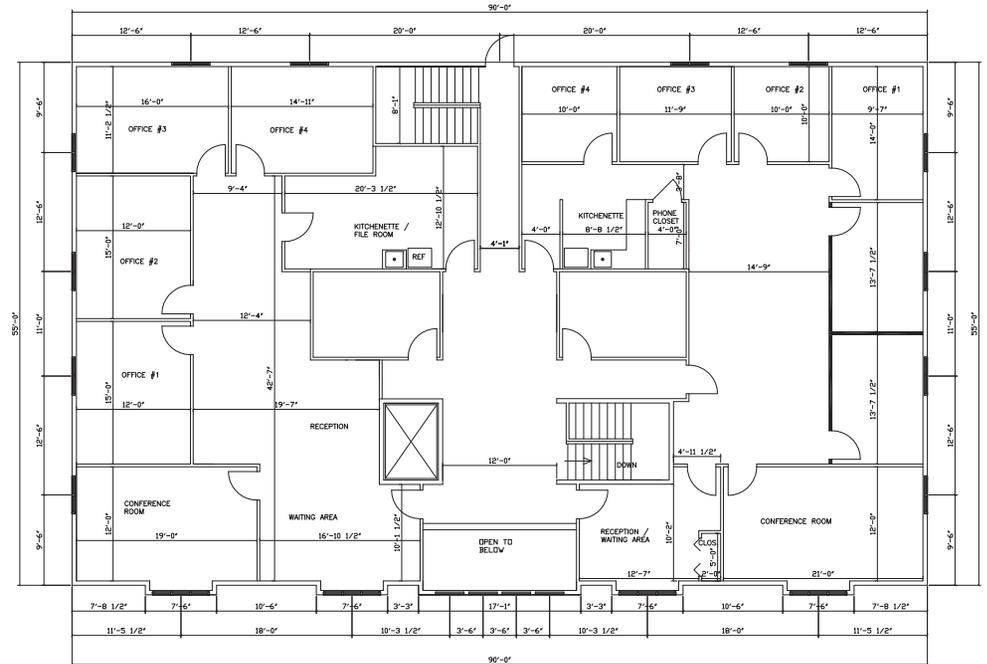
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FLOOR PLANS

277 White Horse Pike, Atco, NJ 08004



First Floor



Second Floor