COMMERCIAL LEASE

681 S. BROADWAY

PENNSVILLE
TOWNSHIP
NEW JERSEY

PROFFESSIONAL OFFICE SPACE - CONDO

EXCLUSIVELY LISTED BY:

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FOR LEASE

Professional Office Space for Lease

PROPERTY ADDRESS	681 S. Broadway, Unit 1 Pennsville Township, NJ
SQUARE FEET	+/- 3,000 square feet
ASKING RENTAL RATE	$12.00 PSF Gross
SIGNAGE	Pylon Sign and Window Signs
Zoning	Professional Office Space
PARKING	+/- 28 Parking Spaces Plus off street parking

PROPERTY SUMMARY

Professional Office Condo for LEASE in Pennsville, New Jersey. Located on South Broadway in Pennsville, NJ; the office building is accessible to all major commuter routes (I-295, NJ Turnpike, and Route 130) and public transportation. This end-unit condo has first floor access with plenty of parking. The professional office condo features a large waiting room/lobby area, receptionist area, private offices, and examination rooms in approximately 3,000 square feet (first floor and loft area. Available for lease in whole or as individual offices. This professional office condo was formally an optometrist office. Discover the opportunities in Salem County. Salem County's transformation is being fueled by new industries entering the market. Surrounding towns include: Carneys Point, Salem City, and Mannington, NJ

AREA HIGHLIGHTS

- Proximity to major commuter routes including New Jersey Turnpike
- Easy access to Pennsylvania and Delaware
- Located along bus route and next to Walmart Super Center

SPACE DETAILS

- First floor office/medical space
- Existing medical space with exam rooms and private offices
- Ability to lease individual office spaces

NEARBY AMENITIES

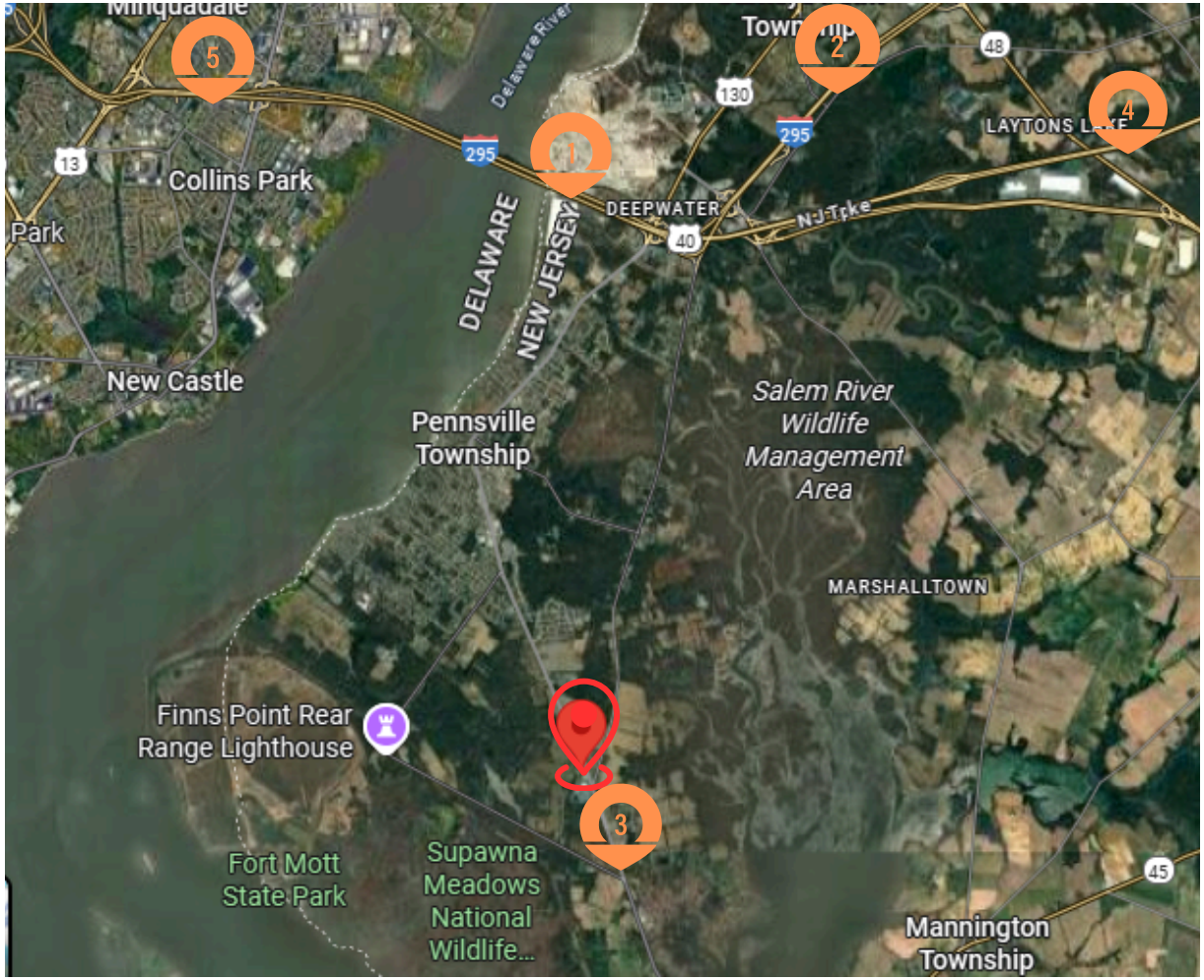
1 Delaware Memorial Bridge

2 Carneys Point

3 Walmart Supercenter

4 New Jersey Turnpike

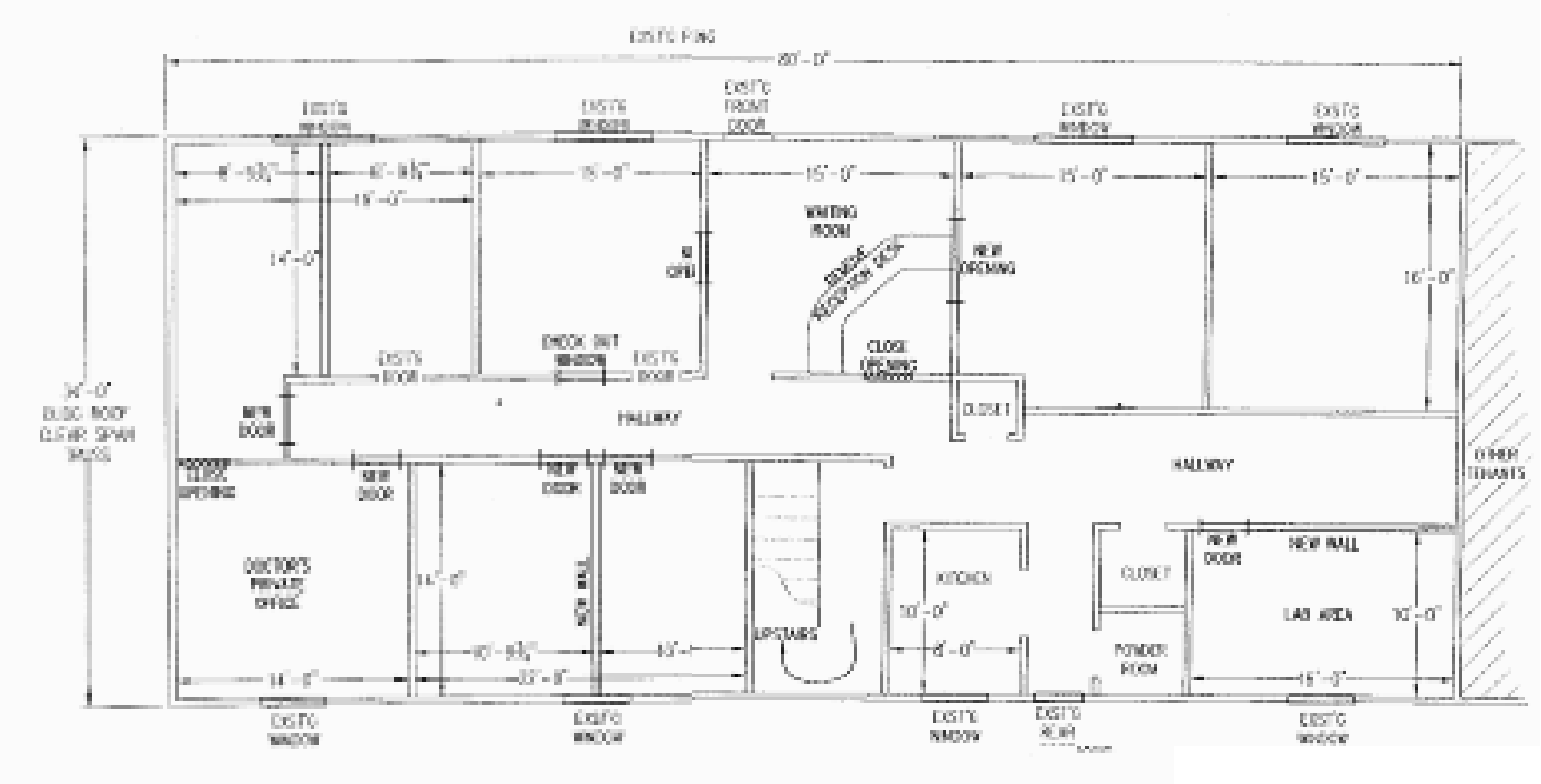
5 Pennsylvania State



DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2024 Population	4,338	24,189	235,523
2029 Population Projection	4,441	24,578	239,632

FLOOR PLAN

First Floor - Unit 1