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#### 856.797.1919 VantageRES.com

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



MEDICAL OFFICE FOR LEASE 163 ROUTE 130, BORDENTOWN, NJ 08505



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## **OFFERING SUMMARY**

Asking Lease Rate: Call for Details SF Available: Building 1:

First Floor Unit 1: +/- 1,500 SF First Floor Unit 2: +/- 1,225 SF First Floor Unit 3: +/- 2,000 SF Building 2: First Floor Unit 1: +/- 2,000 SF First Floor Unit 2: +/- 1,400 SF Second Floor Unit 3: +/- 2,100 SF Signage: Monument Parking: +/- 110 Spaces Zoning: HC



## **PROPERTY HIGHLIGHTS**

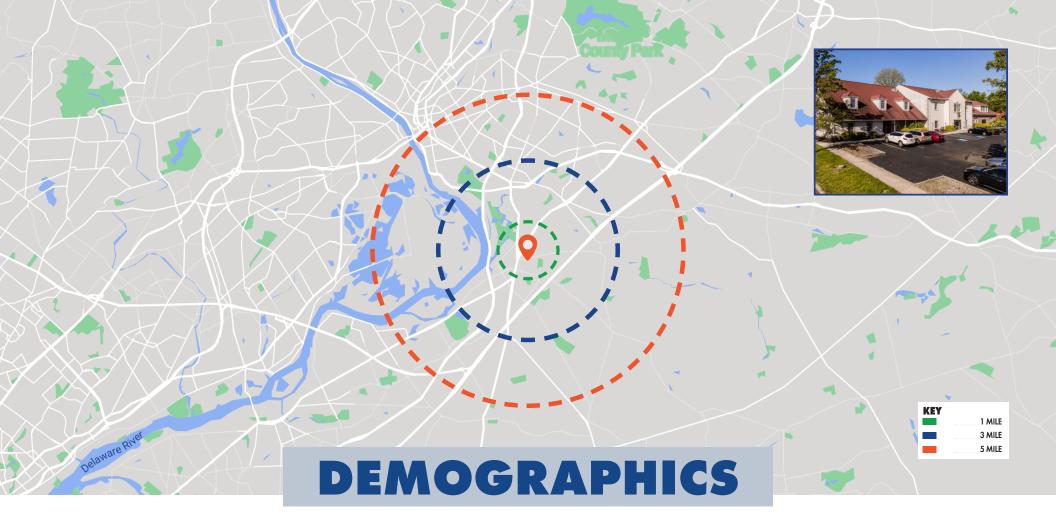
+ Situated along the high-traffic Route 130 corridor in Bordentown, NJ, the center offers excellent visibility and easy access, with convenient and accessible parking for tenants and visitors

+ The center offers a variety of available spaces in different sizes to meet your specific needs—whether you're looking for a small office or a larger medical facility. Available spaces are perfect for healthcare providers, dental practices, law firms, professional services and more

+ The center is easily accessible from Route 206, I-295, Ward Avenue and Crosswicks Road. Nearby amenities include Chickie's and Pete's, Meineke, Flying Pig Tavern and the Holiday Inn



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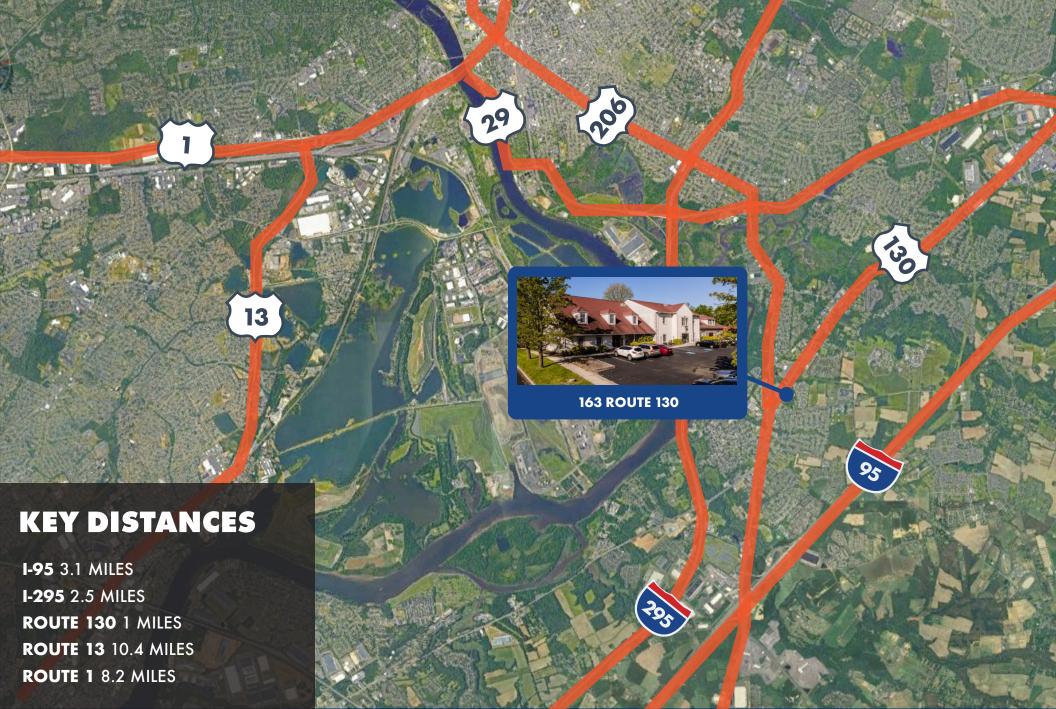
POPULATION				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE 2023	19,222	118,642	462,467	
PROJECTED 2028	19,584	117,527	459,351	

HOUSEHOLDS				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE 2023	6,699	42,040	170,020	
PROJECTED 2028	6,851	41,630	168,807	

INCOME					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE INCOME	\$117,984	\$100,488	\$108,718		
MEDIAN INCOME	\$95,321	\$78,220	\$86,447		



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## **NEARBY AMENITIES**

McDonalds

Toscano

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Old Town Pub

Villa Mannino

Town & Country Diner

#### DINING

- Bordentown Square Tap & Grill
- Chickies & Petes
- Dennys
- Flying Pig Tavern & Tap •
- HOB Tavern
- Jimmys American Grill

#### **RETAIL/GROCERY**

- ALDI
- CVS
- Tile Masters
- Extra Space Storage
- Mavis Discount Tire
- MHO Hotel
- Public Storage

- Retro Fitness
- Ristorante LUCCA & Piano
  Lounge
- Sherwin Williams
- Sunoco
- Wawa



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# PHOTOGRAPHY





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