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**FOR  
SALE**

**OFFICE CONDOMINIUM FOR SALE IN LAKEVIEW COMMONS**  
**146 LAKEVIEW DRIVE SOUTH SUITE 203, GIBBSBORO, NJ 08026**



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# OFFERING SUMMARY

**Asking Sale Price:** Call for Price

**SF Available:** +/- 1,208 SF

**Parking:** Ample

**Signage:** Facade

**Zoning:** C-2 Highway Commercial

**Condo Fees:** \$400/month

**Taxes:** \$5,724.85/year



## PROPERTY HIGHLIGHTS

+ Office condominium located in the Lakeview Commons featuring four private offices, conference room, kitchen/breakroom, and new HVAC system

+ Attractive investment opportunity, fully leased through the third year of a three-year term with a tenant option to extend for an additional three years

+ Situated in a highly visible professional office complex along heavily traveled Route 561 within a close proximity to I-295 and Route 73. Highway Commercial (C-2) zoning, offering flexibility for a variety of business uses



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POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,950	70,342	186,467
PROJECTED 2029	3,942	69,982	186,480

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,364	37,469	72,957
PROJECTED 2029	1,362	37,314	72,975

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$157,161	\$116,309	\$117,563
MEDIAN INCOME	\$129,258	\$86,838	\$91,956



## FOR SALE

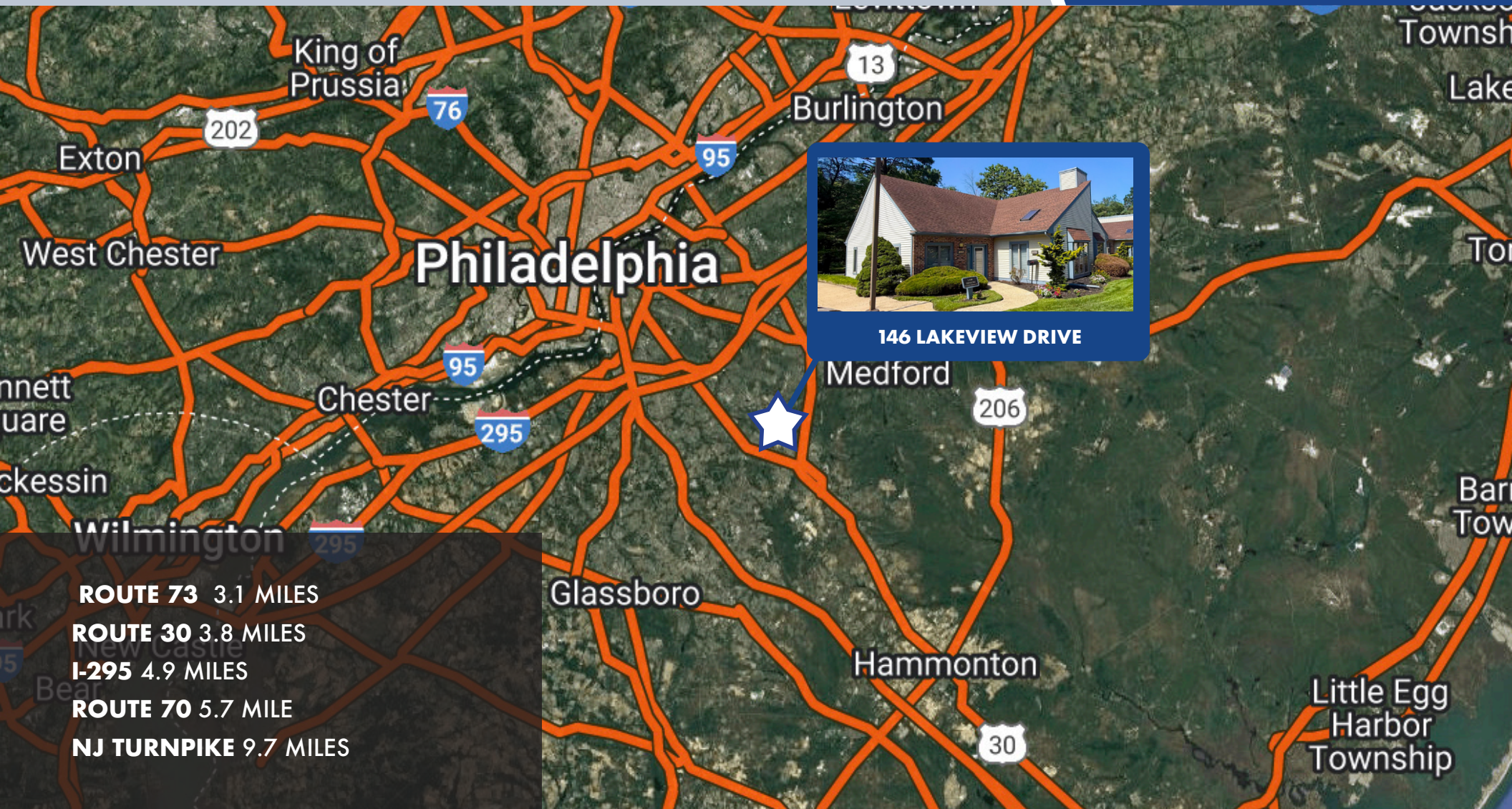
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# KEY DISTANCES



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## NEARBY AMENITIES

### DINING

- Akira
- BWW Go
- Chick Fil A
- Chipotle
- Dunkin
- Greens & Grains
- Kibbitz Room
- McDonalds
- Moes
- Otts
- Pancheros
- Panda Express
- Panera Bread
- Primo Hoagies
- Saddle Hill Winery
- Smoothie King
- Wendys

### RETAIL/GROCERY

- ACME
- AMC
- CVS
- Echelon Fitness
- Edge Fitness
- Public Storage
- Shoprite
- Target
- Valvoline
- Verizon
- Wawa



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# PHOTOGRAPHY

RECEPTION AREA



PRIVATE OFFICES



CONFERENCE ROOM



KITCHENETTE



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