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FOR
SALE
OR
LEASE



OFFICE/MEDICAL SPACE AVAILABLE
400 LAUREL OAK ROAD, VOORHEES, NJ 08043



OFFERING SUMMARY

LEASE:

Office Space:

\$22/SF + Utilities

+/- 7,000 - +/- 26,000 SF

Medical Space:

\$28/SF + Utilities

+/- 5,400 SF

SALE:

Call for Price

+/- 50,916 SF

Parking: Ample

Zoning: O-3 with a TC-1 overlay



PROPERTY HIGHLIGHTS

- + Showcase your business in a Class A office with perimeter private offices, expansive conference and training rooms, a dedicated executive entrance, spacious kitchen, and high-end finishes throughout. Ideal for corporate headquarters, large law firm, administrative offices, and other higher end business uses
- + +/- 5,400 SF, beautifully fit-out medical space. All new, high-end finishes.
- + Situated in Voorhees' high-demographic corridor and zoned O3 for professional and medical office use, the property is home to respected co-tenants including Relieve Us Pain Management, Vascular Vein Institute, and Eastern Regional School District
- + Enjoy immediate access to top area amenities including ACME Markets, AMC 10 Movie Theater, Flyers Training Center, and a wide array of restaurants, medical facilities, and retail complexes — all just minutes away
- + Zoning allows for permitted conditional uses including retail commercial users



FOR LEASE
400 LAUREL OAK ROAD, VOORHEES, NJ 08043



AERIAL VIEW



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NEARBY AMENITIES

NJ TURNPIKE

ACME

LOWE'S

Walmart

DUNKIN'

Echelon

eyePhysicians
With Eye Surgeons

PRIMO HOAGIES

EAGLE PLAZA

PrimoHoagies
ITALIAN SPECIALTY SANDWICHES

ROSS
DRESS FOR LESS

ACME

McDonald's

CHIPOTLE

A&E
PICKLEBALL CLUB

five
BEL'W

Wendy's

TARGET

Starbucks

H
Holiday Inn

Olive
Garden
ITALIAN KITCHEN



400 LAUREL OAK ROAD

BURGER
KING

Tim Hortons

CVS pharmacy

goodwill

COOPER PLAZA

verizon

Raymour
& Flanigan
FURNITURE
MATTRESSES

DOLLAR TREE

KOHL'S

Wawa

BERLIN CIRCLE PLAZA
SALADWORKS

THE HOME
DEPOT

HC

ShopRite

Marshalls

Burlington

KEY DISTANCES

I-295 3.6 MILES

ROUTE 73 4.6 MILES

NJ TURNPIKE 8.5 MILES

ROUTE 42 8.7 MILES

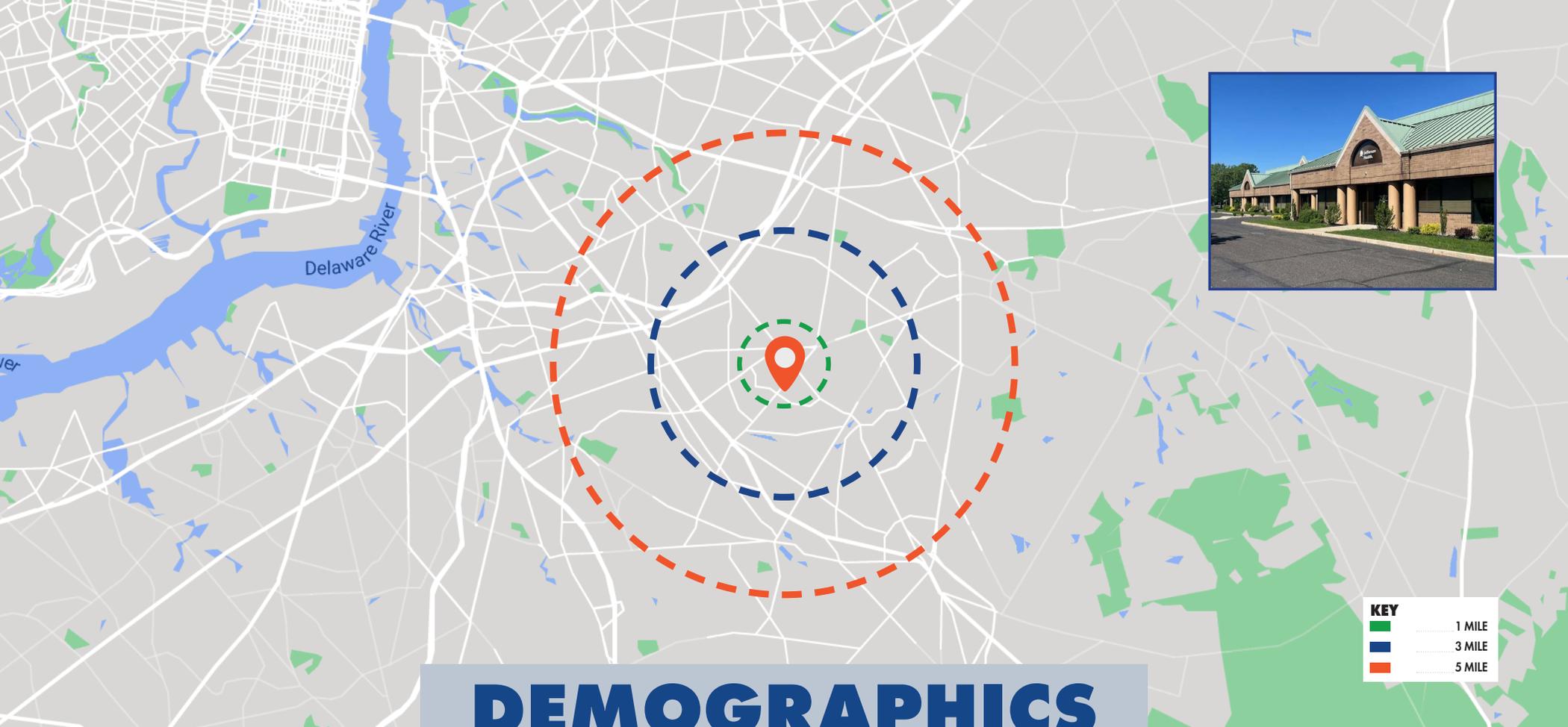
ROUTE 130 9.5 MILES

ROUTE 55 10.7 MILES

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DEMOGRAPHICS

KEY	
■	1 MILE
■	3 MILE
■	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	12,769	88,011	229,838
PROJECTED 2028	12,864	87,643	229,210

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	5,524	34,418	90,822
PROJECTED 2028	5,553	34,263	90,573

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$105,993	\$113,441	\$118,192
MEDIAN INCOME	\$81,153	\$85,489	\$92,426

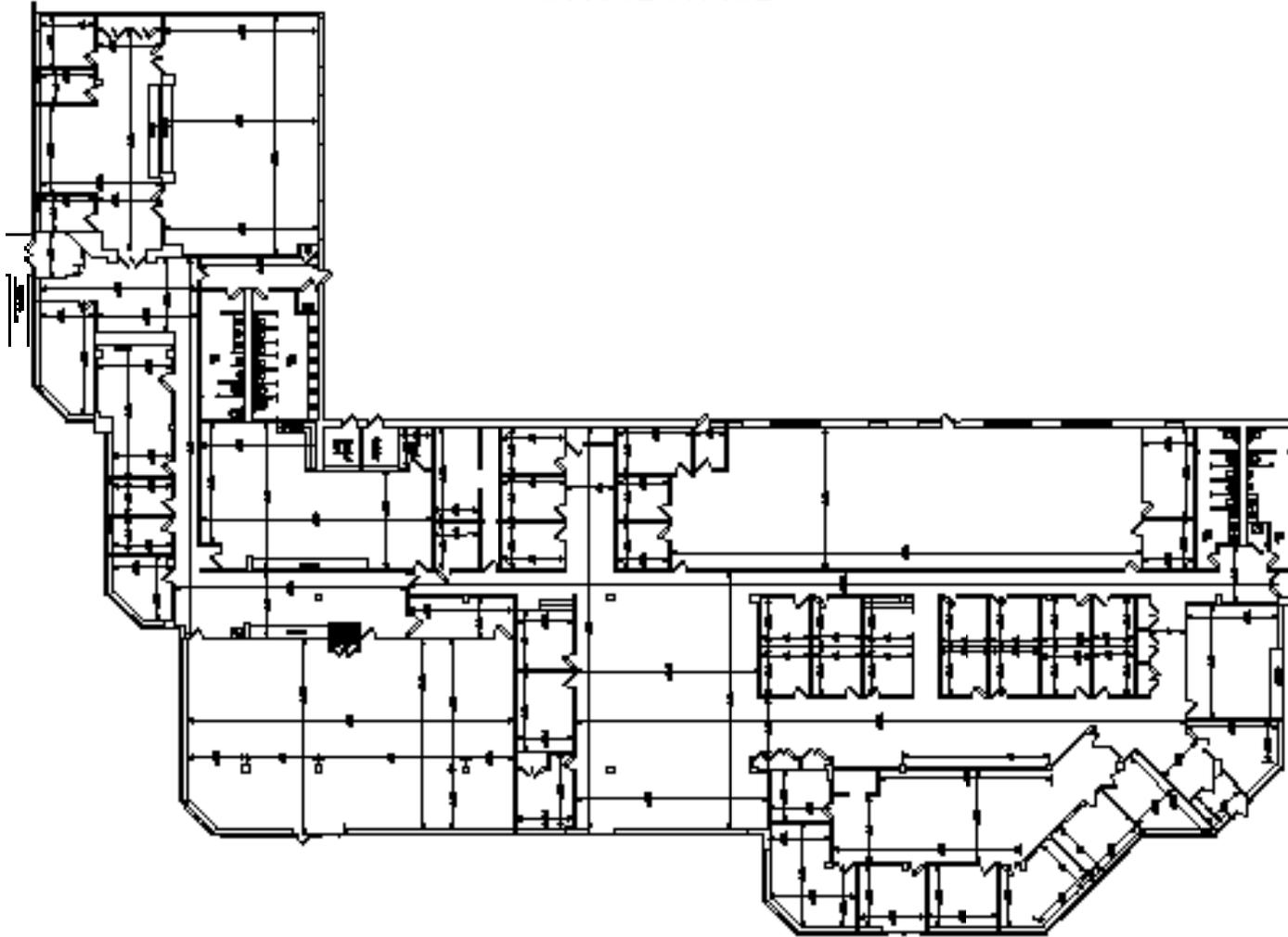


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FLOOR PLAN

SUITE 105: +/- 26,148 SF
OFFICE SPACE

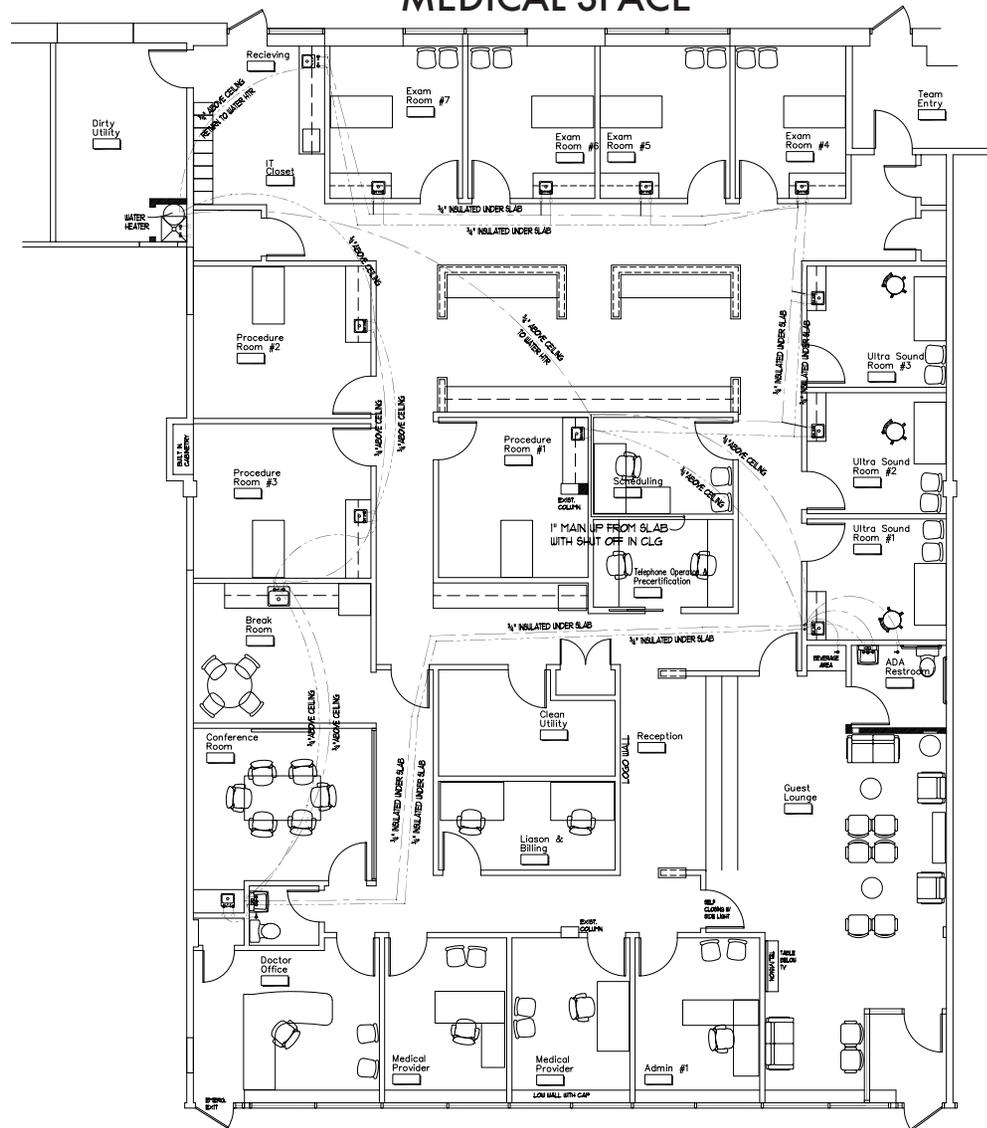


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FLOOR PLAN

+/- 5,400 SF
MEDICAL SPACE



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