

#### **Ken Richardson**

Vice President/Partner 856.797.1919 x 108 609.346.0512 Ken.Richardson@VantageRES.com

#### **Emily Stein**

Managing Director & Director of Healthcare Services

856.797.1919 x 110

609.457.9816

Emily.Stein@VantageRES.com

856.797.1919 VantageRES.com

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



### PRIME MEDICAL OFFICES FOR LEASE

101 LEXINGTON ROAD, SWEDESBORO, NJ 08085



# **OFFERING SUMMARY**

Asking Lease Rate: \$25/SF NNN

Size Available:

In-line suite: +/-4,403 SF

End unit suite: +/- 3,210 SF

Combined: +/- 7,613 SF

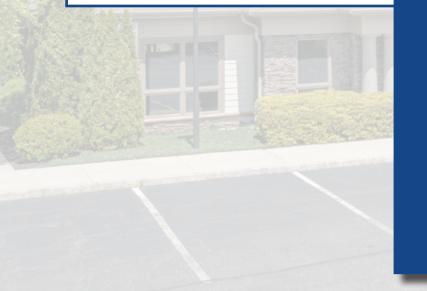
**Zoning:** Planned Unit Development

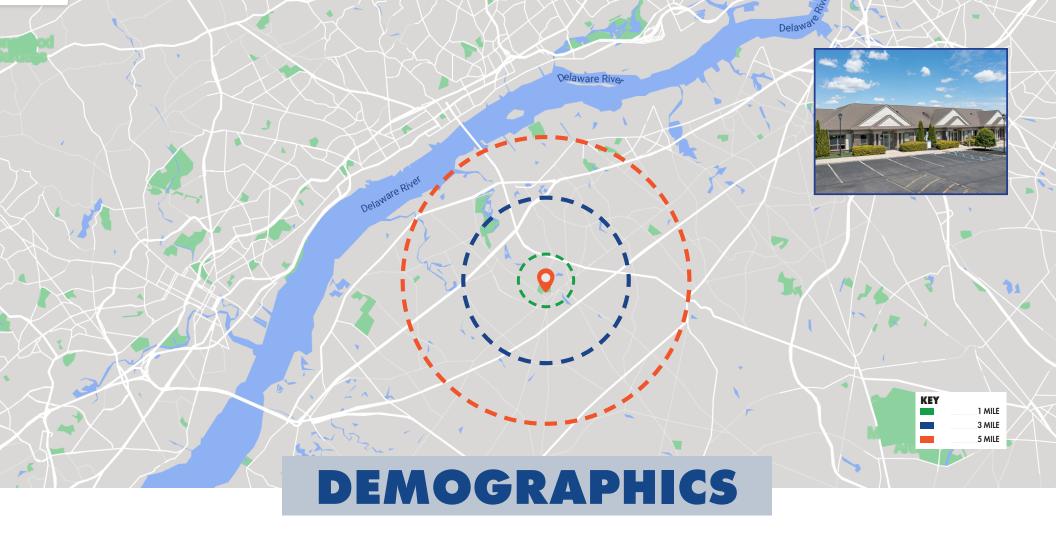
Parking: +/- 50 Parking Spaces



## **PROPERTY HIGHLIGHTS**

- + Up to +/- 7,613 SF (combined) of beautifully fit-out medical space, with the option to divide into smaller units. Each space features high end finishes, reception area, multiple (8-10) clinical exam rooms, nurses' stations, restrooms, and staff room/kitchenette
- + Located in a desirable and well-kept professional complex, the available offices are ideally located in a building with road frontage and high visibility. The spaces are easily accessible from the NJ Turnpike, Center Square Road, I-295, and Route 322
- + Situated among high demographic residential neighborhoods, the spaces are ideal for any type of medical user including general practices, mental health, specialty groups, and more. Nearby amenities include CVS, ShopRite of Center Square Plaza, Swedesboro Diner and Inspira Health Center Woolwich



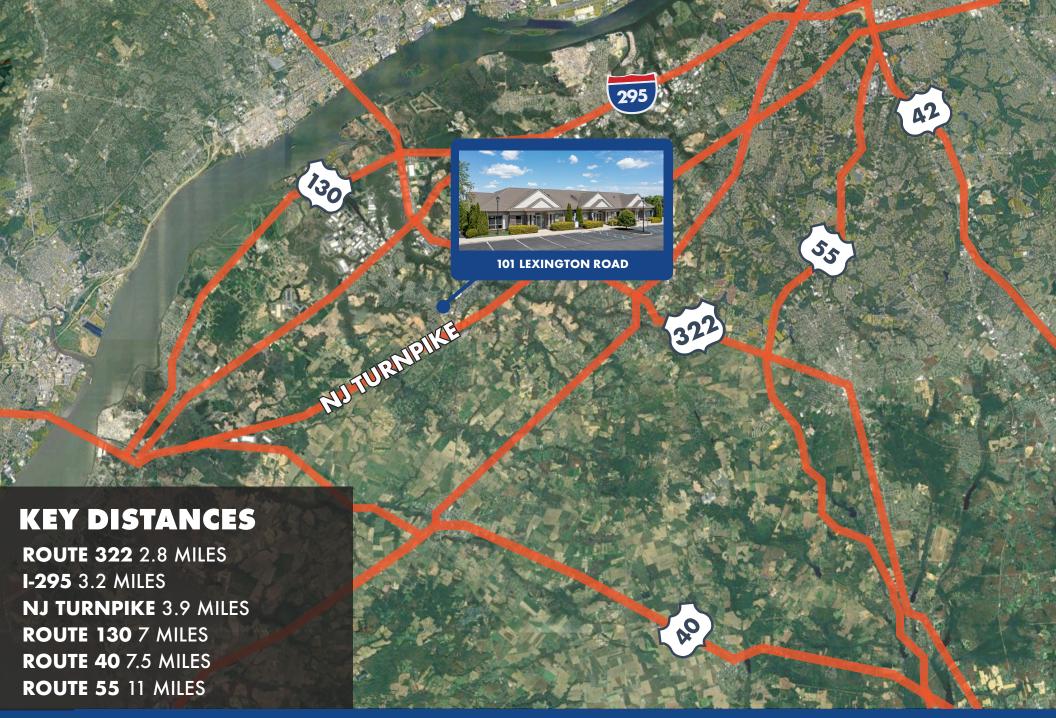


POPULATION					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE 2023	6,629	21,622	31,534		
PROJECTED 2028	6,925	22,510	32,632		

HOUSEHOLDS				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE 2023	2,148	7,280	10,463	
PROJECTED 2028	2,248	7,593	10,842	

INCOME					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE INCOME	\$154,954	\$148,260	\$152,880		
MEDIAN INCOME	\$137,401	\$130,308	\$133,295		







FOR LEASE

101 LEXINGTON ROAD, SWEDESBORO, NJ 08085

856.797.1919 VantageRES.com



# **NEARBY AMENITIES**

#### **DINING**

- BluePlate
- Bottos Italian Line Restau rant
- Center Square Tavern
- Coffee & Cream II
- Dunkin
- Green Tea Restaurant

- Hens & Honey Shoppe
- Marinos
- Old Town Bagel
- PrimoHoagies
- Rodes Fireside Restaurant
- Salem Oak Vineyards & Winery

- Swedesboro Diner
- Swedesboro Brewing
  - Company
- The Red Hen
- Vesuvio Ristorante

- ٠ •
- ShopriteSinclair Gas

**CVS** 

Shell

JB Liquors

**RETAIL/GROCERY** 

Wawa

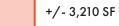


856.797.1919 VantageRES.com

# **FLOORPLAN**



+/- 4,403 SF





856.797.1919

VantageRES.com