



OFFICE SUITES AVAILABLE FOR LEASE

# 602 LITTLE GLOUCESTER ROAD

📍 BLACKWOOD, NJ 08012

856.797.1919

[www.VantageRES.com](http://www.VantageRES.com)

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**INTERIOR**



# OFFERING SUMMARY



## SIZE AVAILABLE

+/- 180-470 SF



## ASKING LEASE RATE

\$650-\$1,300/month



## SIGNAGE

Façade & suite



## PARKING

Ample



## ZONING

Office

## AREA HIGHLIGHTS

- ✓ Recently updated 1st floor office suites available for lease. Currently there are two units available. High traffic area with roadside visibility. There is plenty of parking and includes utilities, an intercom system, 24-hour access, signage, and shared common area restrooms. Common areas are well maintained and cleaned regularly.
- ✓ Gloucester Twp office zoning allows for many different uses. These suites are ideal for a law office, accountant, therapist, real estate brokerage and are a great alternative to a home office.
- ✓ Great location easily accessible from major thoroughfares including the NJ Turnpike, I-295, Route 55, Route 42 and minutes from the Walt Whitman Bridge

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	9,956	92,287	227,199
2028 POPULATION PROJECTION	10,306	95,456	235,080
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	4,080	36,223	88,265
2028 HOUSEHOLD PROJECTION	4,224	37,514	91,441
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$102,314	\$95,010	\$101,758
MEDIAN HOUSEHOLD INCOME	\$85,867	\$75,124	\$80,430

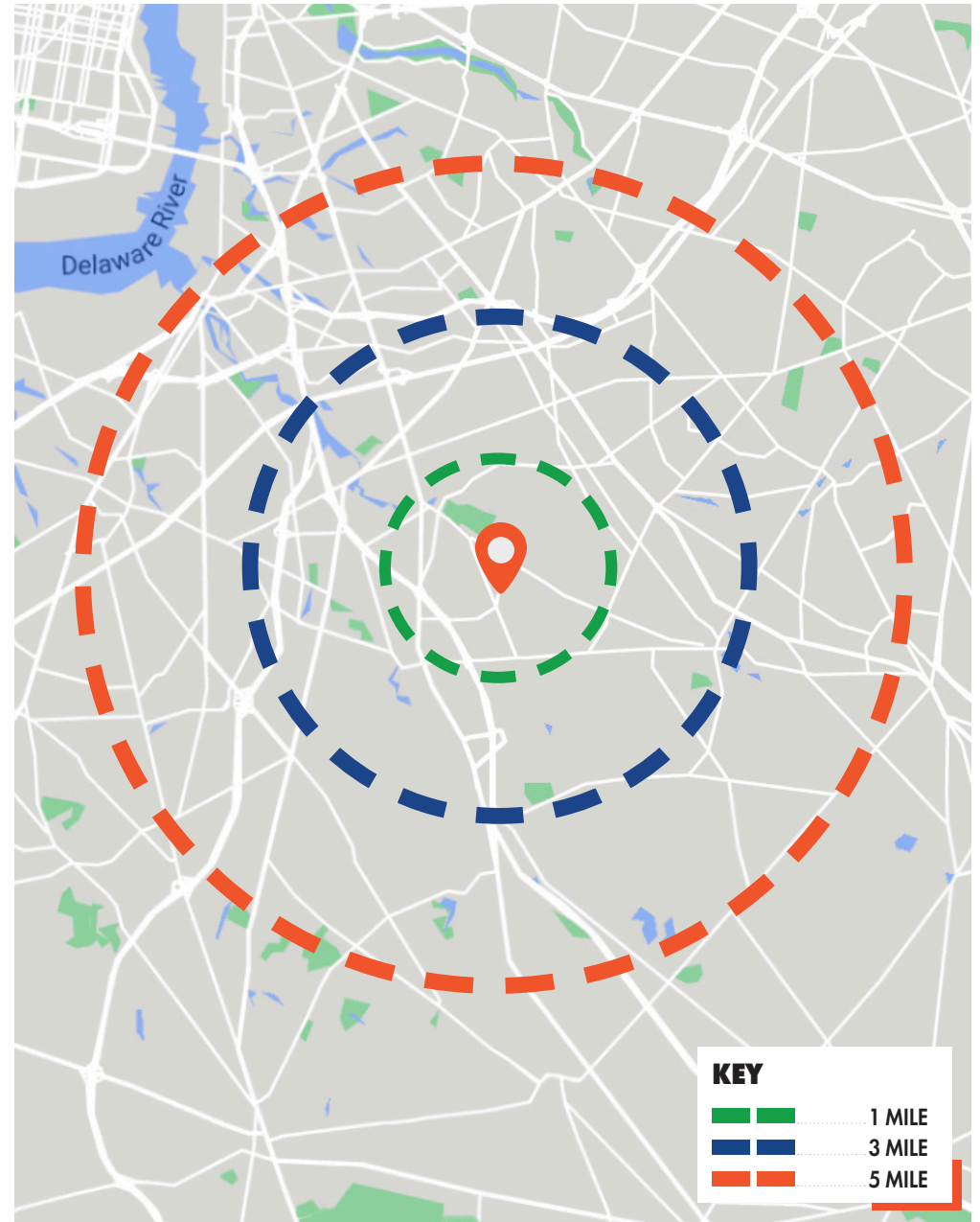
# KEY DISTANCES

**ROUTE 42**  
2 MILES

**ROUTE 30**  
4.5 MILES

**NJ TURNPIKE**  
4.8 MILES

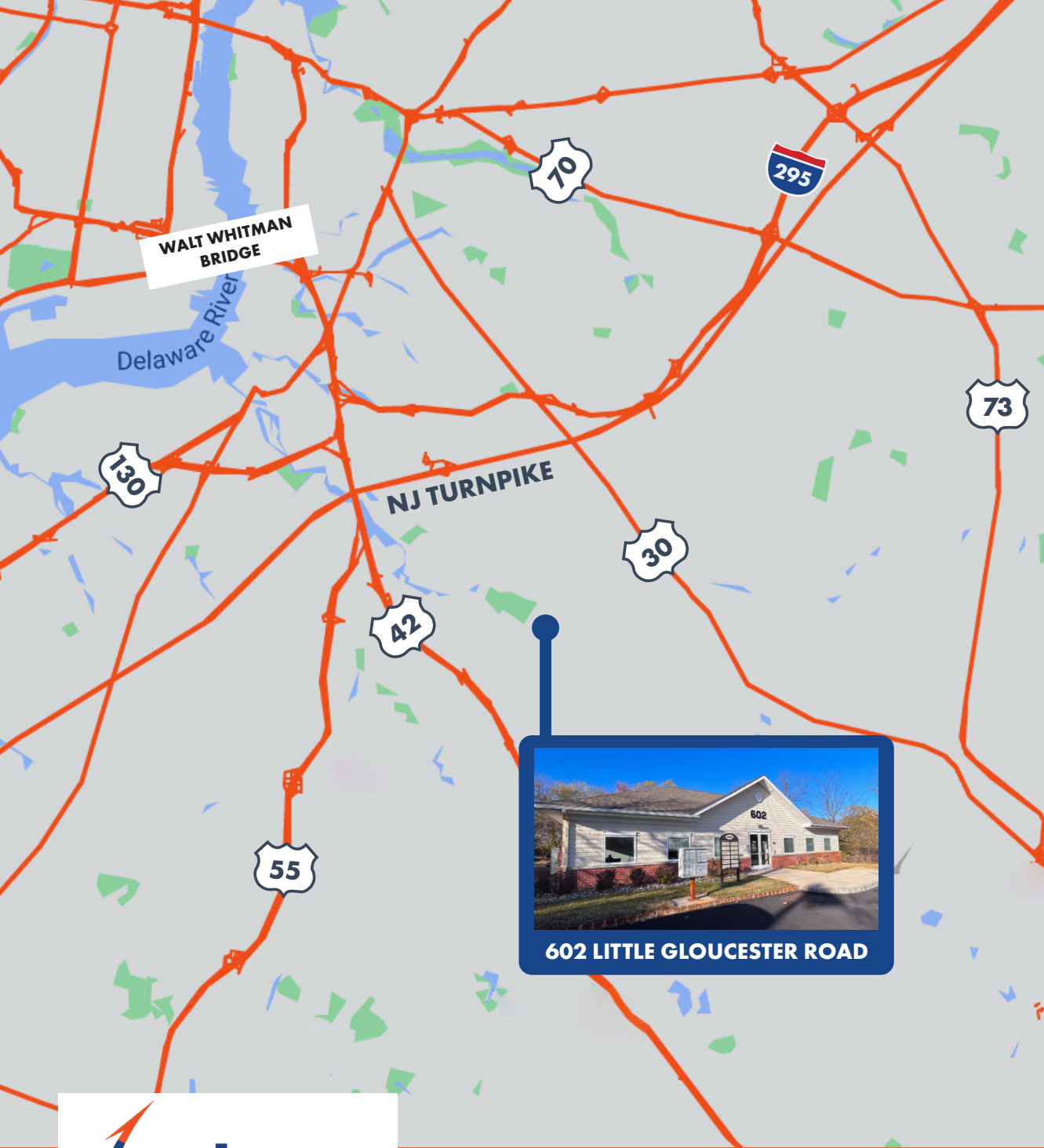
**PHILADELPHIA**  
14.2 MILES



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# NEARBY AMENITIES

## DINING

- Bonefish Grill
- Chick Fil A
- Dunkin
- Coppola Pizzeria
- Holy Tomato
- Lamp Post Diner
- Meadows Diner
- Mission BBQ
- Olive Garden
- Texas Roadhouse
- Tonewood Brewing

## RETAIL/GROCERY

- Adelphia Restaurant & Events
- Best Buy
- Bowlero
- Dave & Busters
- Dollar General
- Fairfield Inn
- Gloucester Premium Outlets
  - Coach
  - Nike
  - Gap
  - Levis
  - Michael Kors
  - Old Navy
  - Starbucks
  - Under Armour
  - & More
- GNC
- Hobby Lobby
- Lowes Home Improvement
- Mavis Discount Tire
- PS Smoke Shop
- Shoprite
- Target
- The Home Depot
- UPS Store
- Walmart



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