



PROPERTY DESCRIPTION

Brand new 25,000 SF medical/professional office condos available. Join popular Suburban Orthopaedics at a beautiful, brand new building with stunning architecture. Ample parking and excellent access off busy Route 59. Building is located in upscale community and is in close proximity to major hospitals.

■ AREA TENANTS

Suburban Orthopaedics, Home Depot, Walgreens, CVS, Starbucks

■ GLA

25,410 SF

■ AVAILABLE SF

1,200 SF - 6,000 SF

■ TRAFFIC COUNT

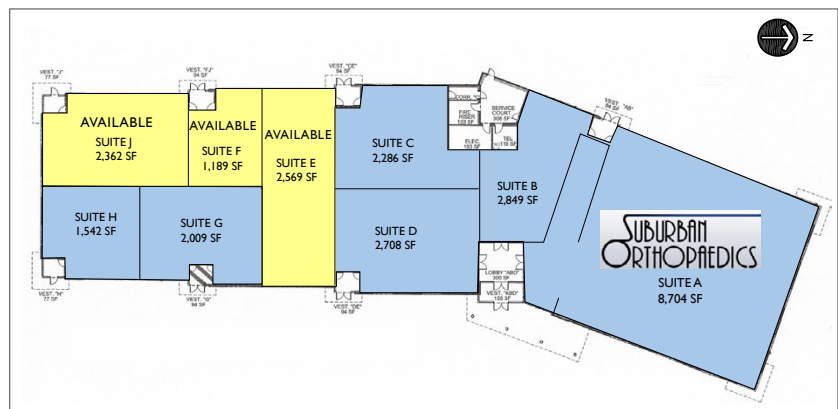
43,600 VPD

■ PARKING RATIO

5/1,000 SF

■ SIGNAGE

Highly visible pylon sign available along Route 59



LOCATION AERIAL



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|-----------|-----------|----------|
| ■ POPULATION | 2,431 | 49,615 | 164,877 |
| ■ HOUSEHOLDS | 758 | 15,572 | 53,644 |
| ■ AVG. HH INCOME | \$137,445 | \$110,554 | \$98,820 |

CONTACT INFORMATION

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