



For Sale & Lease
6,200+/- SF | \$1,599,900
Medical/Professional Office



340 Egg Harbor Road

Sewell, New Jersey 08080

Property Overview

Upgraded Interior Finishes

Existing Medical (Dental) Fitout

1st Floor - 10 Private Offices and Lab/X-Ray Area

2nd Floor - 3 Private Offices & Bullpen Area

LL- Finished Lounge/Conference Area w/ Kitchen

25 Parking Spaces

Available June 2026

Showings By Appointment Only

Offering Summary

Sale Price:	\$1,599,900
Lease Rate:	\$19.75 SF/yr (NNN)
Building Size:	6,200 SF
Lot Size:	0.87 Acres

Demographics	1 Mile	2 Miles	3 Miles
Total Households	2,698	9,505	22,281
Total Population	7,824	25,998	60,063

For More Information

Joe Riggs

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Will Frank

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will.frank@naimertz.com

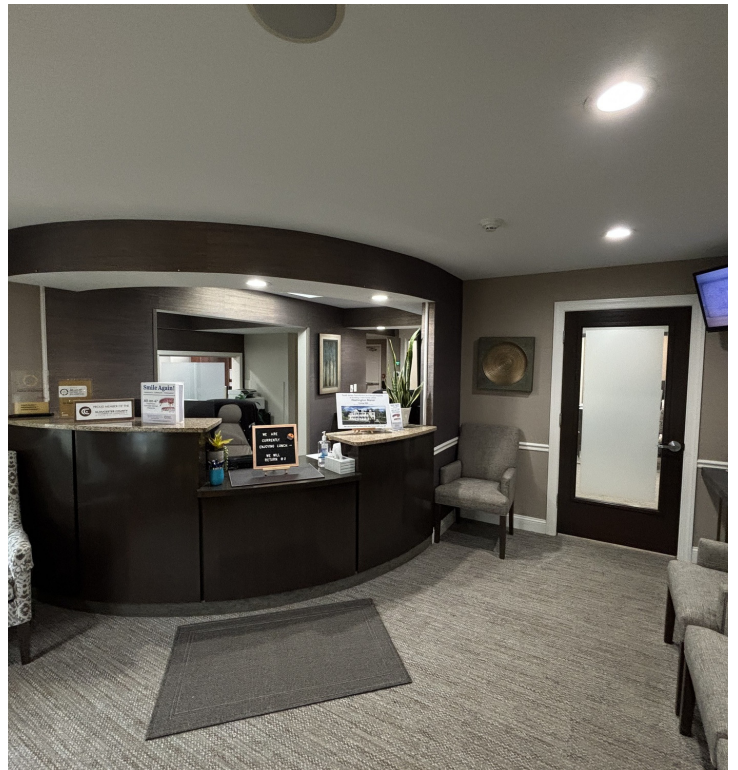
BROCHURE | 340 Egg Harbor Road Sewell, NJ 08080

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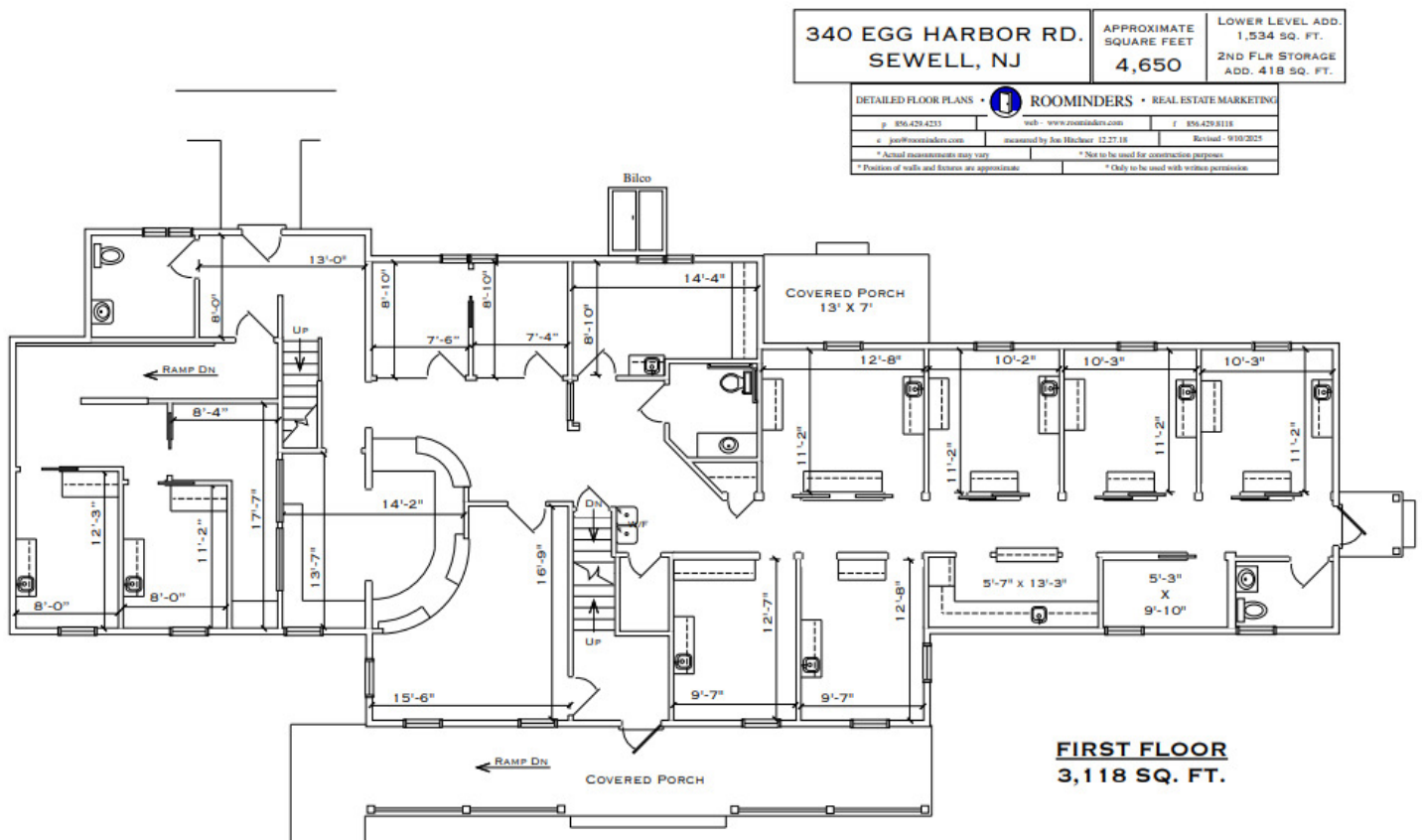
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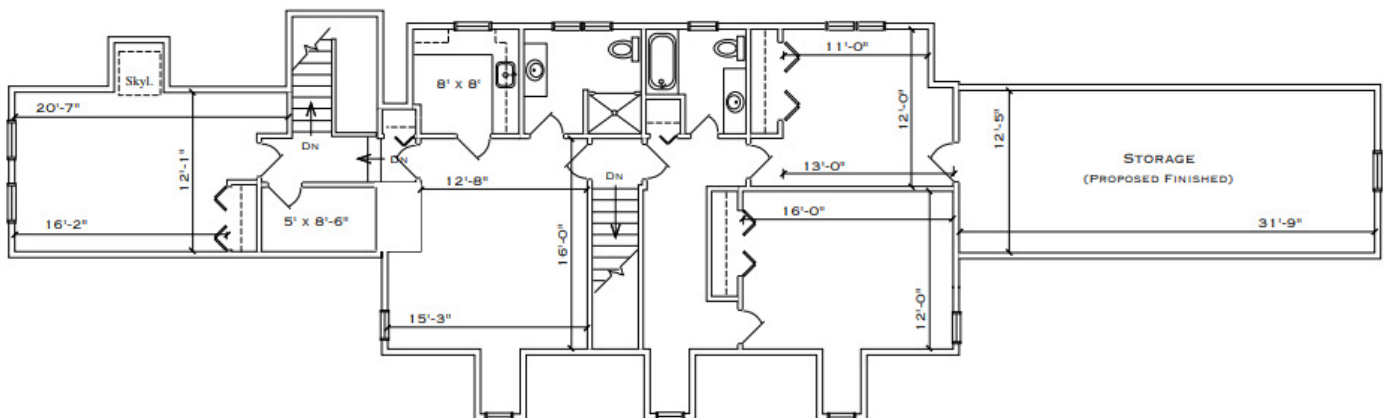
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340 EGG HARBOR RD. SEWELL, NJ		APPROXIMATE SQUARE FEET 4,650	LOWER LEVEL ADD. 1,534 SQ. FT. 2ND FLR STORAGE ADD. 418 SQ. FT.
DETAILED FLOOR PLANS • ROOMINDERS • REAL ESTATE MARKETING			
p 856.429.4233	web www.roominders.com	f 856.429.8118	
e jon@roominders.com	measured by Jon Hachner 12.27.18	Revised: 9/30/2020	
* Actual measurements may vary		* Not to be used for construction purposes	
** Portion of walls and fixtures are approximate		* Only to be used with written permission	



SECOND FLOOR

1,532 SQ. FT.

STORAGE

ADDITIONAL 418 SQ. FT.

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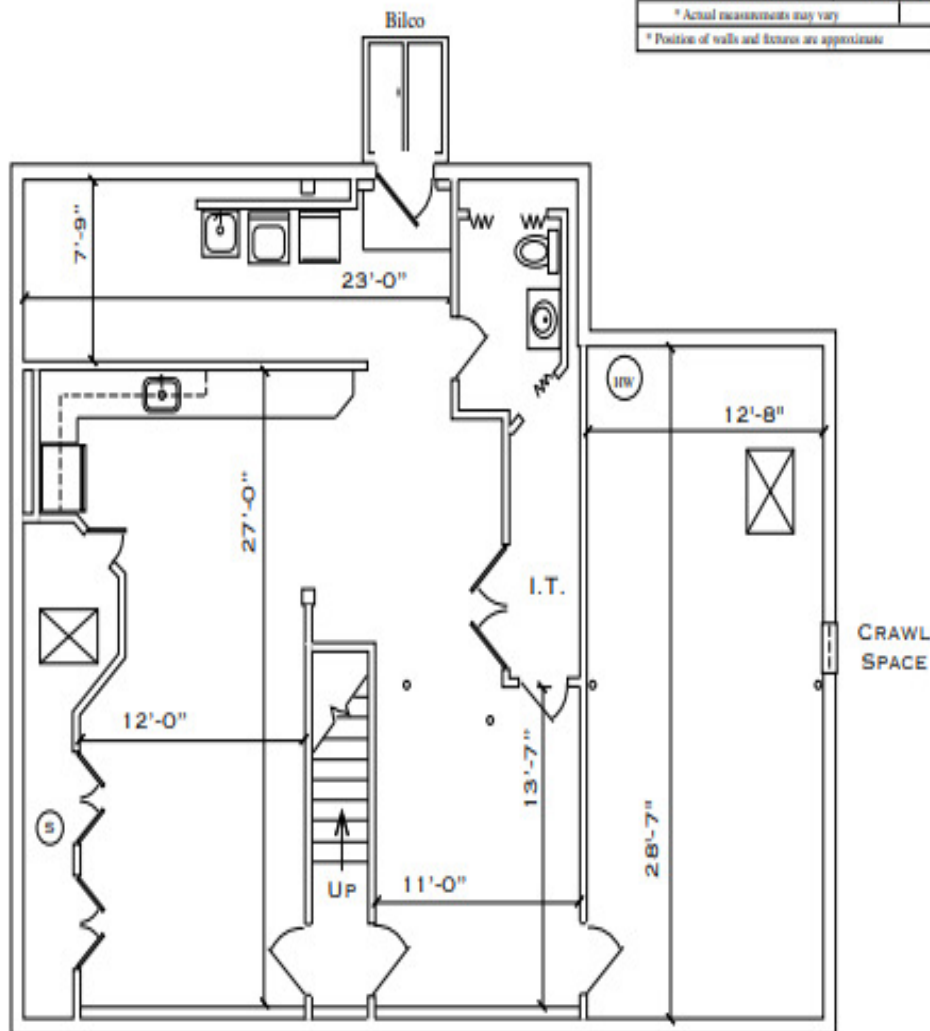
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LOWER LEVEL
1,534 SQ. FT.

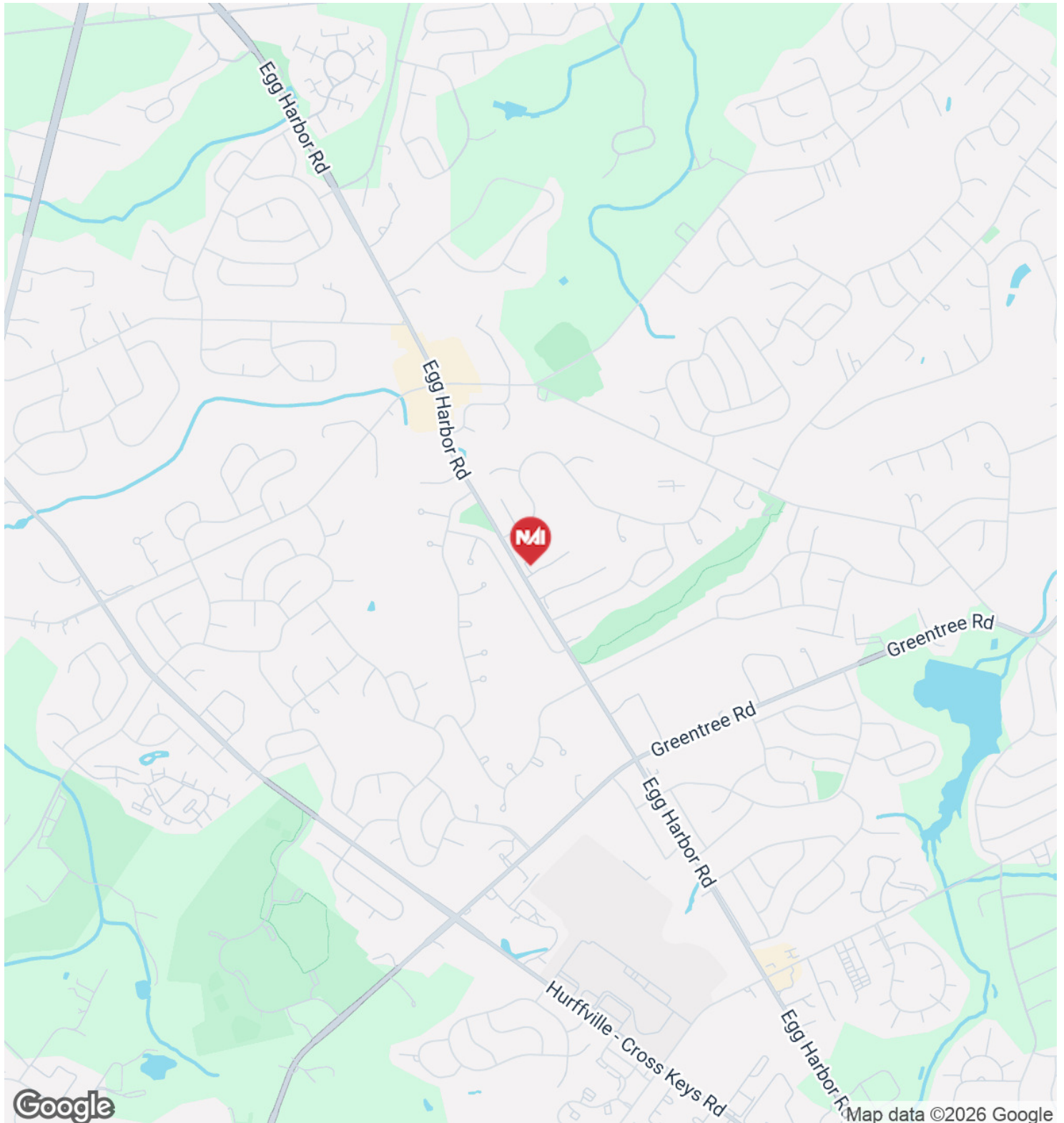
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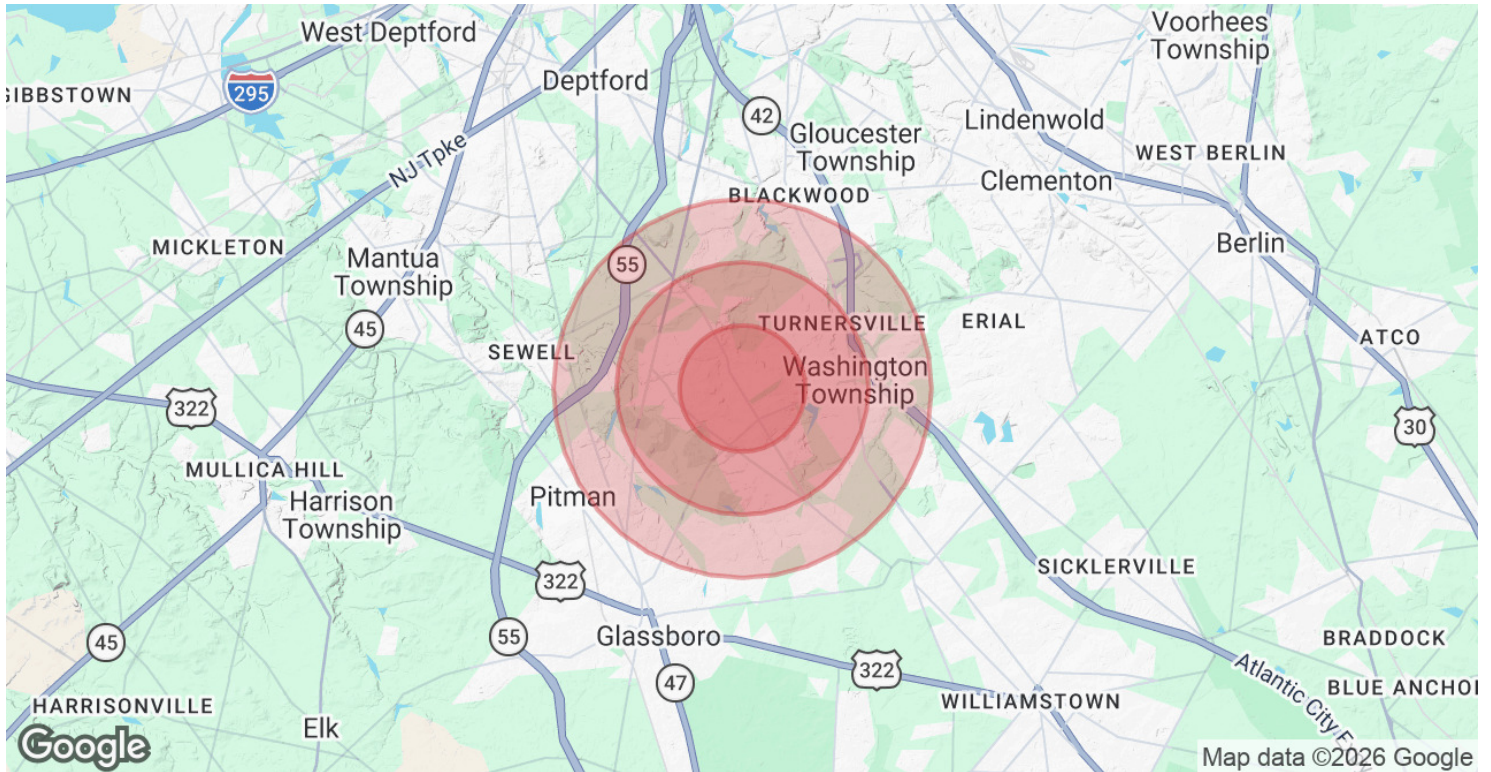
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Population	1 Mile	2 Miles	3 Miles
Total Population	7,824	25,998	60,063
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	43	44	43
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,698	9,505	22,281
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$171,103	\$160,794	\$147,481
Average House Value	\$373,086	\$359,531	\$334,057

2020 American Community Survey (ACS)

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