

**FOR
SALE**

**INVESTMENT
OPPORTUNITY**



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Glen Oaks Professional Building

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

Office Building For Sale

1405 Chews Landing Rd, Laurel Springs, NJ 08021



DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

OFFERING SUMMARY

Price: \$2,100,000

Building Size: +/- 20,000 SF

Zoning: OR - Office Residential

Parking: +/- 89 Spaces

Signage: Monument

Taxes: \$36,684.15/year



PROPERTY HIGHLIGHTS

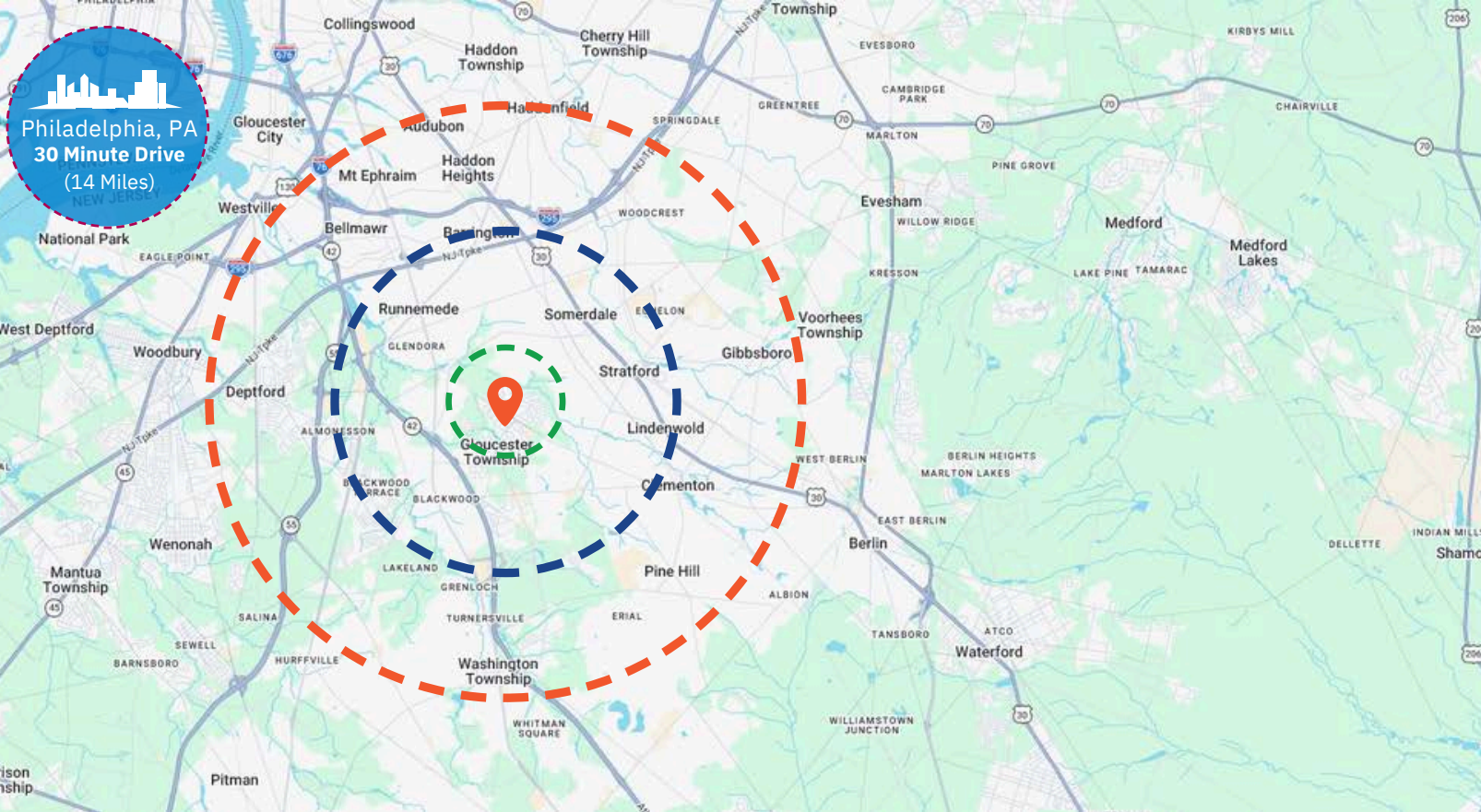
- + Well maintained +/- 20,000 SF office building nearly 100% occupied, generating +/- \$177,000 in current NOI, with additional upside through addbacks and potential income optimization. 2025 real estate taxes total \$36,648.15.
- + Tenant mix consists of counseling services and traditional office and medical users, with a range of suite sizes supporting a diversified rent roll. This structure limits tenant concentration risk and provides consistent cash flow.
- + The building is in excellent physical condition, minimizing near-term capital expenditures. Located within a dense residential trade area, the property continues to support service-oriented office tenancy. This offering is well suited for investors seeking stable NOI, high occupancy, and predictable operating performance.

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DEMOGRAPHICS

KEY

- 1 MILE
- 3 MILE
- 5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	10,592	97,998	236,320
PROJECTED 2030	9,835	99,671	240,626

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	3,978	39,774	94,113
PROJECTED 2030	3,980	40,467	95,835

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$126,168	\$104,869	\$113,097
MEDIAN 2025	\$102,340	\$86,211	\$90,092

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P&L STATEMENT

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Income		Jan - Dec 25
Rental Income		335,000
Total Income		335,000
Expenses		Jan - Dec 25
Advertising & Marketing		35
Cleaning		2,630
Cable WiFi for Security Systems		1,145
Insurance		10,804
Landscaping		4,430
Management Fees		9,120
Office Supplies		539
Postage & Delivery		78
Repairs & Maintenance*		24,713
Snow Removal (avg 5 years)		5,000
Taxes Property		36,648
Trash removal		5,145
Utilities		57,328
Total Expense		157,615
Net Ordinary Income		177,385



***Notes:**

Repairs and Maintenance was high last year due to:

- 1 Extensive Remodeling of a large office, now rented
- 2 Electric Upgrades
- 3 Air Conditioner Unit Replacement
- 4 Construction of a wall to make 2 more units available
- 5 Plumbing cleanups and replacing of old toilets

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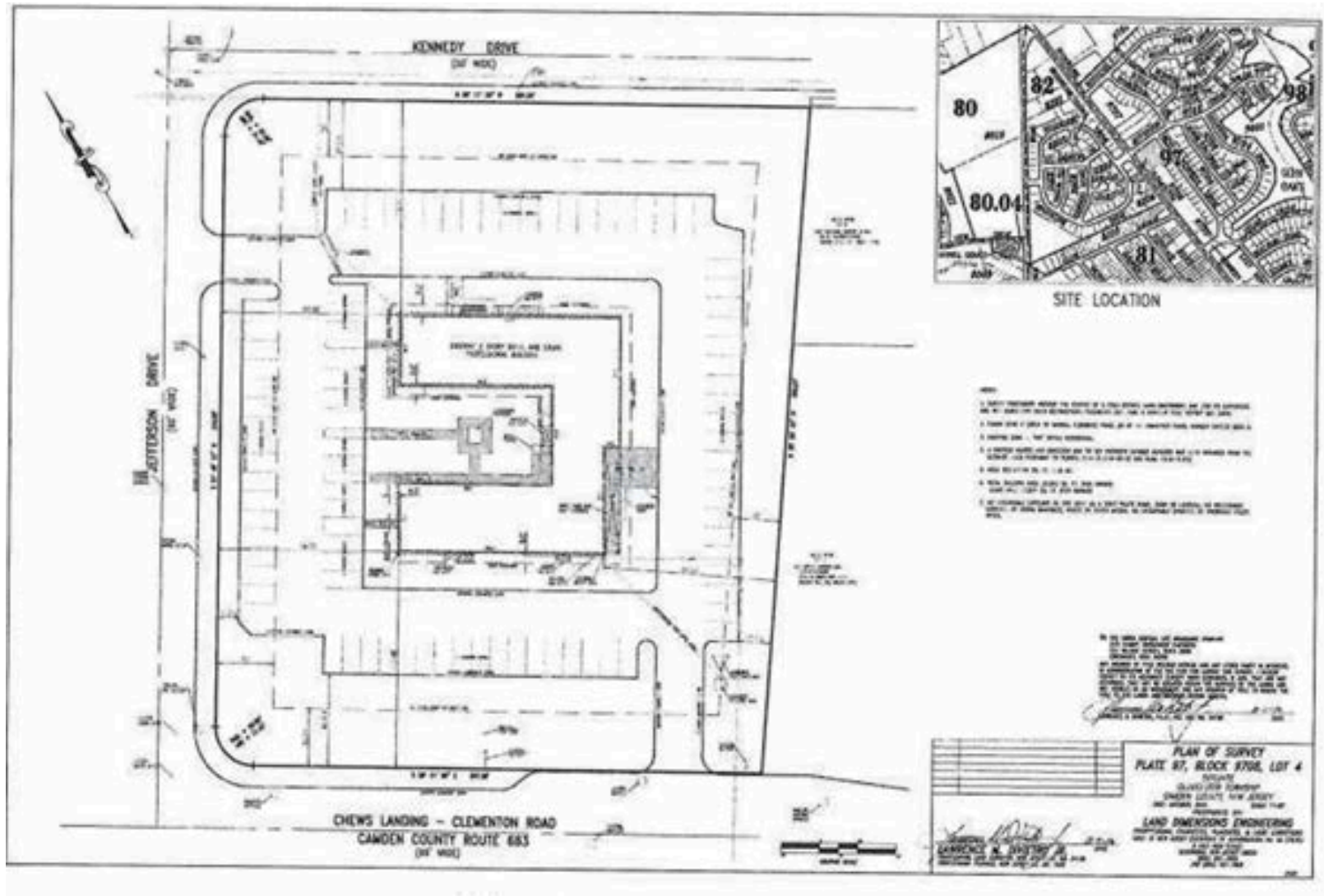
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SURVEY

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CONTACT US

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LEOR HEMO
President & Chief Executive
C: 215.514.1750 E: Leor.Hemo@VantageRES.com

LeorHemo is the founder, President, and Chief Executive of Vantage Real Estate Services. Leor's vision when he founded Vantage in 2017, was to build a unique company focused on teamwork, placing client service above all, and collaboration, both internal and external. Leor's nonconforming approach to leadership and business has helped attract exceptionally talented team members, has yielded clients that rely on Vantage for all their commercial real estate needs, and has contributed to the company's rapid growth in the region.

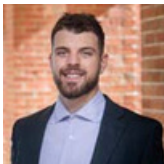
With 20+ years of commercial real estate experience, Leor brings unparalleled and extensive entrepreneurial experience and knowledge to the firm. Before founding Vantage RES, he held various executive leadership positions at commercial real estate firms. Prior to his career as a CRE broker, Leor served as the managing partner in real estate holdings companies, where he was responsible for all phases of commercial real estate transactions. His broad areas of expertise include business, commercial real estate sales & leasing, real estate investments, site identification, financing, acquisitions, property renovation, property management, and more.

Leor's comprehensive abilities in all aspects of CRE are especially advantageous when representing clients during each phase of real estate transactions in New Jersey and Eastern Pennsylvania. As a Tank Commander in the Israeli Defense Forces, Hemo demonstrated his leadership abilities during active combat. The skills acquired during his time in the army, have shaped his ability to effectively lead his team and service his clients. Leor is a dedicated leader who is driven to achieve excellence.



EMILY STEIN
Managing Director & Director of Healthcare Services
C: 609.457.9816 E: Emily.Stein@VantageRES.com

Dr. Emily Stein brings a unique entrepreneurial perspective to the commercial real estate industry. Having graduated from the University of Pennsylvania, Emily has a strong work ethic and develops lasting relationships with her clients. With a background as a general dentist that owned her own private practice in South Jersey, Emily has a particular interest in the healthcare sector but has transacted in the retail, industrial, and general office spaces as well. Emily's business experience gives her the ability to advise clients, whether they are tenants, landlords, buyers, or sellers, and meet their specific business needs. She works to build trust with clients and uses her first-hand entrepreneurial experience to achieve the best possible results for her clients. Whether for a primary location, relocation, expansion, or lease renewal, Emily's extensive network of support professionals is an invaluable asset to her clients. Emily's notable clients include Victory Bay and Harmony Bay Wellness, Eleanor Health, O'Donnell Orthopaedics, the Town Center at Short Hills, South Jersey Medical Center, Dr. Sydney Tyson, Tarrytown Exposure, among others.



MA'OR HEMO
Sales Associate
C: 215.514.1899 E: Maor.Hemo@VantageRES.com

Ma'or Hemo brings a fresh perspective to commercial real estate, combining his background in education with Vantage's culture of accountability, integrity, and client service. His ability to simplify complex decisions and foster direct, transparent communication helps clients feel confident throughout every stage of a deal. As part of the next generation at Vantage, Ma'or embraces the firm's reputation for results while bringing his own energy and persistence. Outside of work, his adventurous spirit—whether completing Tough Mudder races or long-distance backpacking—mirrors the determination he applies to client goals: relentless, focused, and committed to success.

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