

COMMERCIAL LEASE

**399 FRONT STREET**

ELMER, NJ

**PROFESSIONAL  
OFFICE/MEDICAL  
SPACE FOR LEASE**

EXCLUSIVELY LISTED BY:

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# FOR LEASE

## Professional Office Space for Lease

PROPERTY  
ADDRESS

399 Front Street  
Elmer, New Jersey

SQUARE FEET

+/- 1,979 square feet

ASKING RENTAL  
RATE

\$16.00 PSF NNN

SIGNAGE

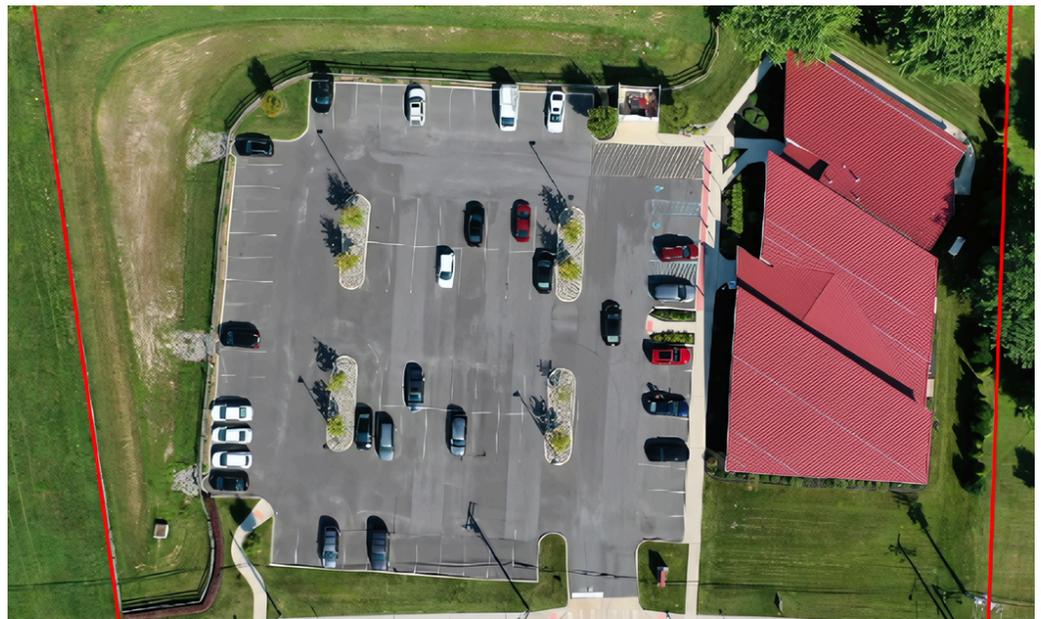
Pylon Sign and Window  
Signs

Zoning

Residential Professional

PARKING

+/-82 Parking Spaces





# PROPERTY SUMMARY

This versatile 1,979-square-foot first-floor space is ideally situated next to established medical service providers, making it a prime location for medical, office, or service-oriented businesses. Conveniently located near Route 55, it offers easy access to the greater South Jersey area. The property benefits from excellent visibility and steady traffic flow, ensuring accessibility for clients and employees alike. The surrounding residential community provides a consistent customer base, further enhancing its appeal. The interior is a blank canvas, ready for customization to suit your specific needs, whether you prefer an open floor plan or a segmented office layout. To support tenant improvements, the landlord is offering rental concessions for those who wish to complete their own fit-out. Additionally, ample parking ensures convenience for both staff and visitors. Excellent Co-Tenant Mix.

PROPERTY OVERVIEW



## AREA HIGHLIGHTS

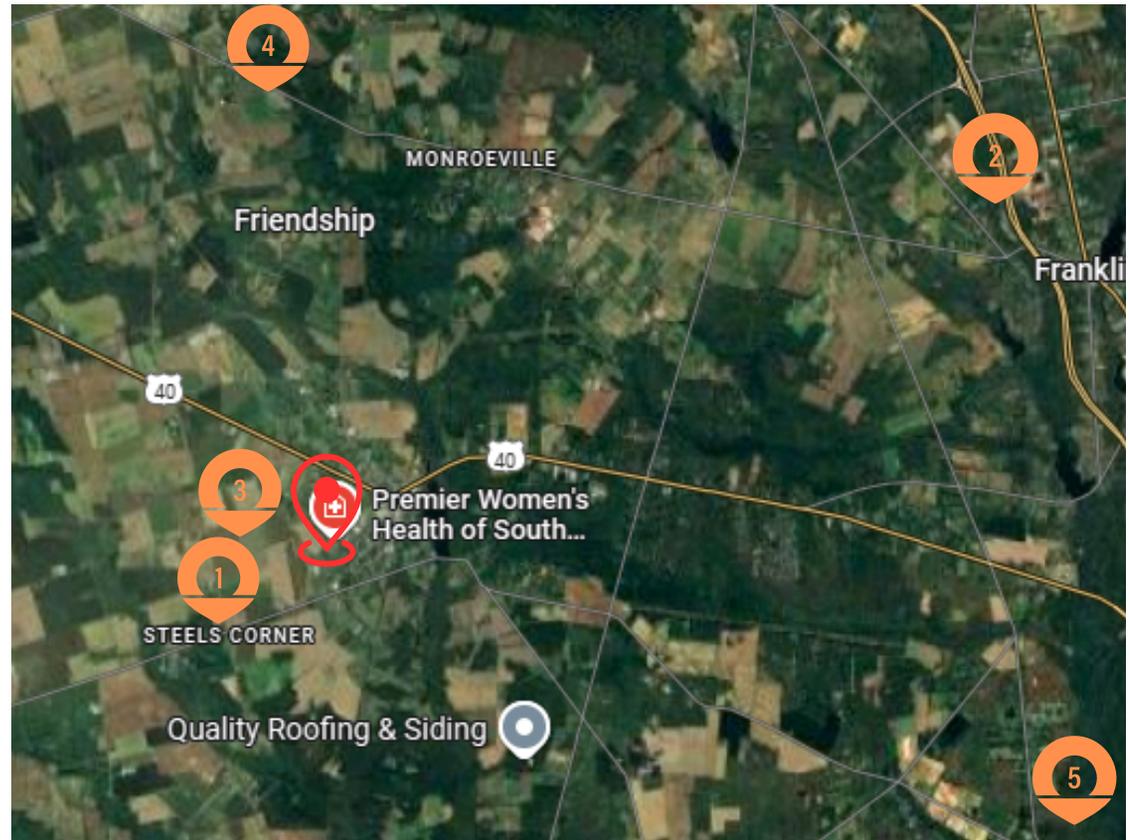
- Proximity to Inspira Medical Center of Elmer
- Located near Route 55
- Surrounded by medical service providers

## SPACE DETAILS

- First floor office/medical space with entrance on first floor
- Shell space with all utilities
- Building was erected in 2015

# NEARBY AMENITIES

- 1 Inspira Medical Center of Elmer
- 2 Route 55
- 3 Childrens Center Elmer Pediatrics
- 4 Harrison Township / Mullica Hill
- 5 Millville/Vineland Area



# DEMOGRAPHICS

## Population

	2 miles	5 miles	10 miles
2020 Population	2,271	11,869	110,451
2024 Population	2,303	11,349	111,722
2029 Population Projection	2,328	11,376	114,031

# FLOOR PLAN

## First Floor - Suite D

