



## 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:	\$1,800,000
Lease Rate:	\$25.00 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

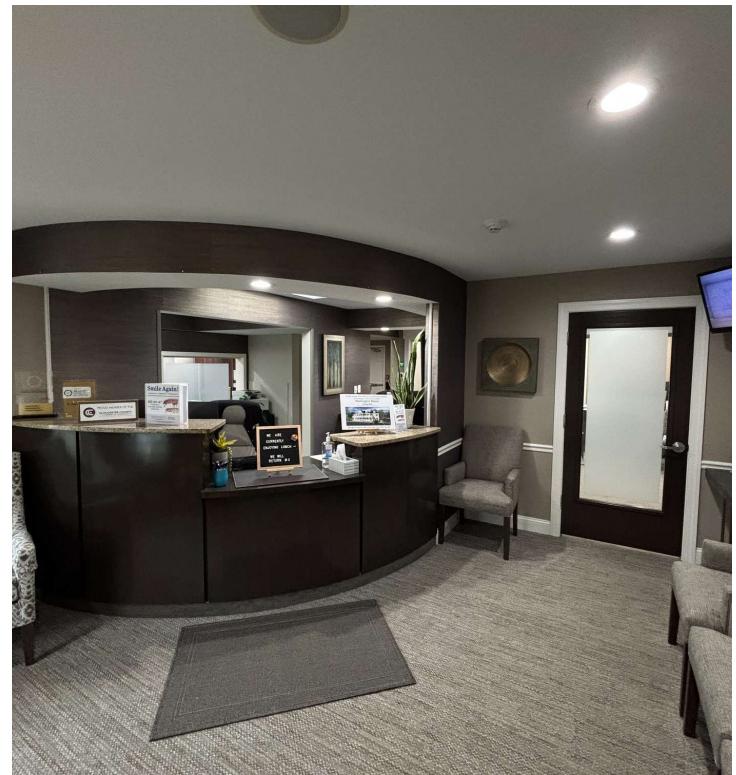
### For More Information

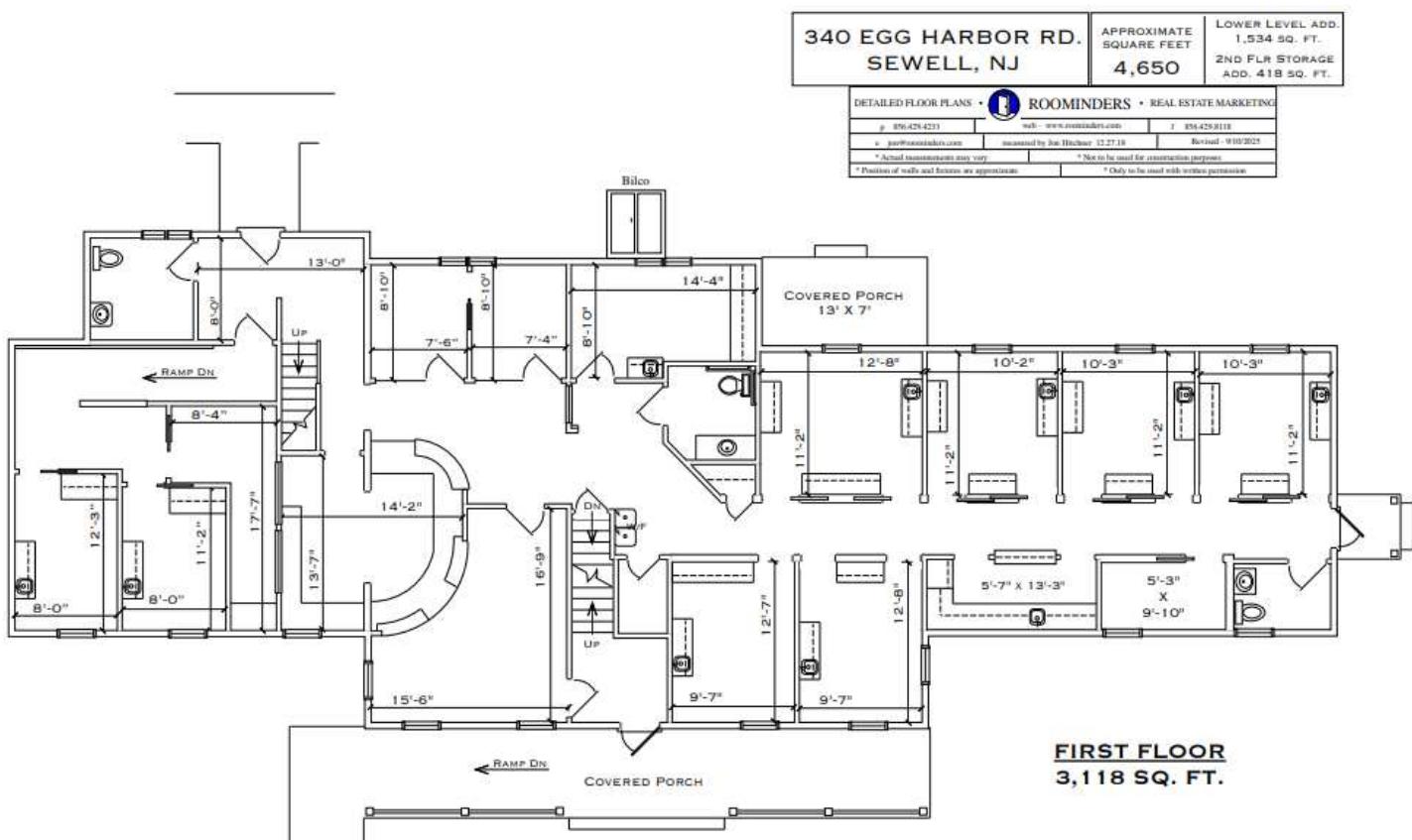
#### **Joe Riggs**

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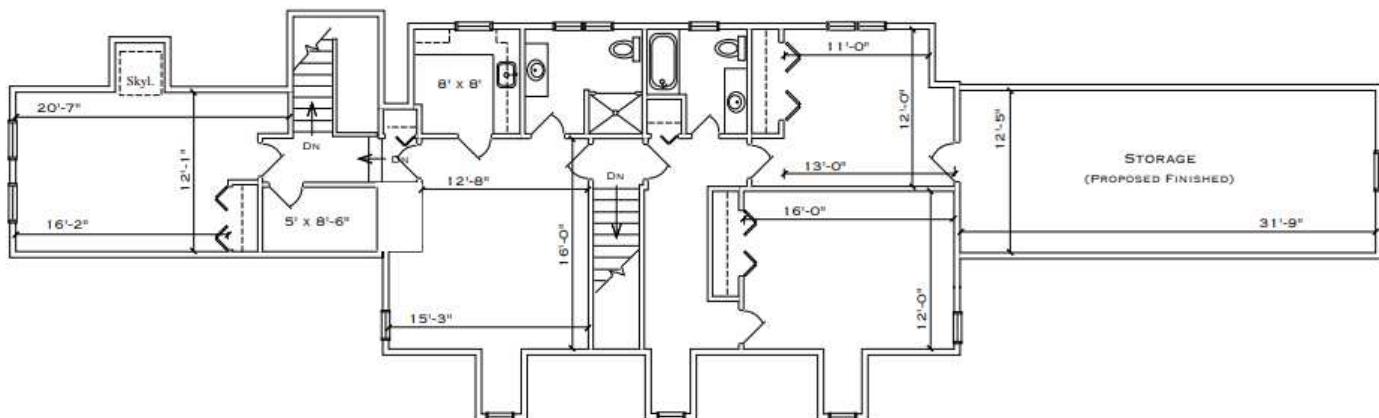
#### **Will Frank**

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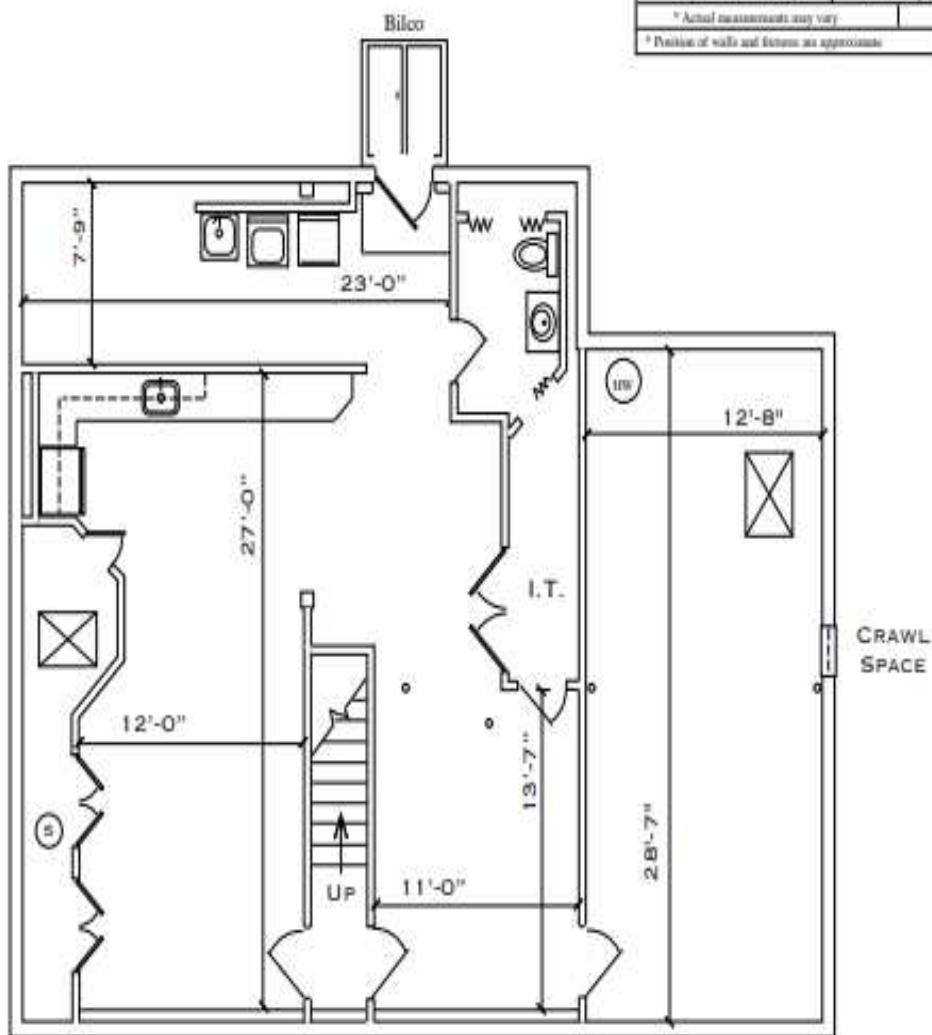
340 EGG HARBOR RD. SEWELL, NJ	APPROXIMATE SQUARE FEET	LOWER LEVEL ADD. 1,534 SQ. FT.
<b>4,650</b>		2ND FLR STORAGE ADD. 418 SQ. FT.
DETAILED FLOOR PLANS •  ROOMINDLERS • REAL ESTATE MARKETING		
p. 856.429.4231	w. <a href="http://www.roomindlers.com">www.roomindlers.com</a>	t. 856.429.8118
e. <a href="mailto:jain@roomindlers.com">jain@roomindlers.com</a>	prepared by Jon Hinchey 12.27.18	Revised - 9/10/2025
* Actual measurements may vary. <sup>a</sup> Not to be used for construction purposes. * Position of walls and fixtures are approximate. <sup>b</sup> Only to be used with written permission.		



**SECOND FLOOR**  
**1,532 SQ. FT.**  
STORAGE  
ADDITIONAL 418 SQ. FT.

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.
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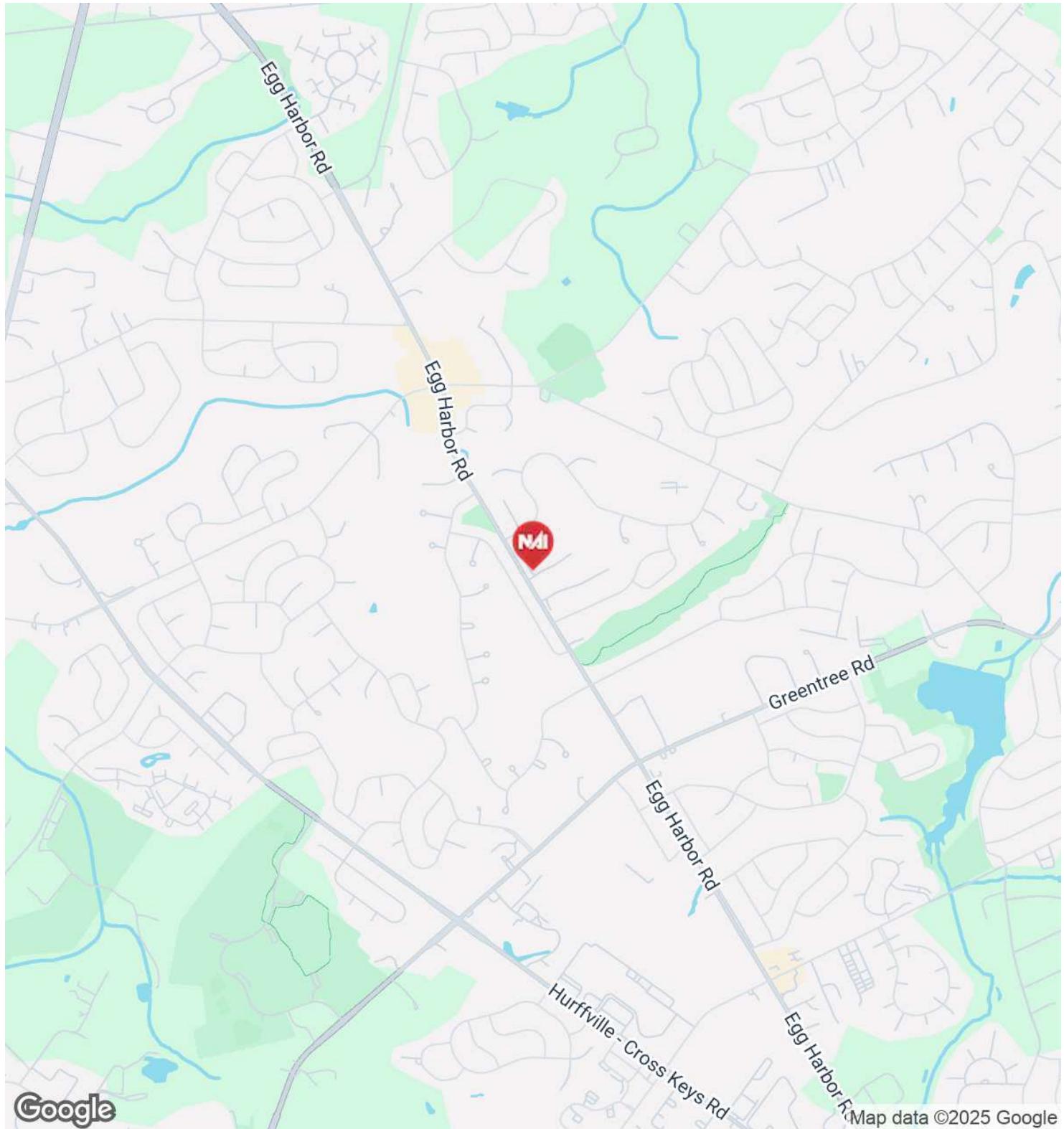
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e <a href="mailto:jao@roomindlers.com">jao@roomindlers.com</a>	assisted by Joe Hatcher 12.27.18	Revised - 9/10/2019
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**LOWER LEVEL**  
**1,534 SQ. FT.**



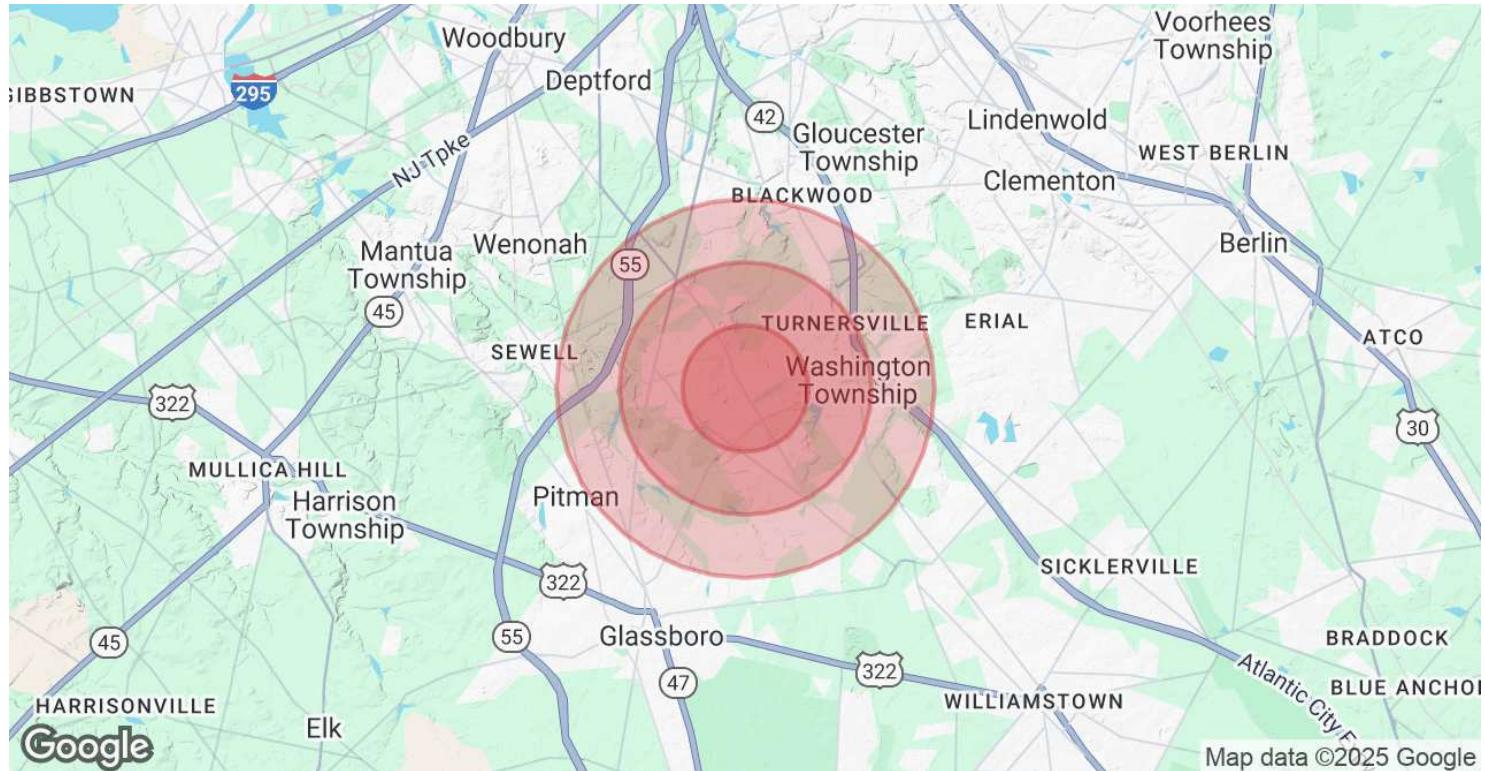
For Sale & Lease  
6,200+/- SF | \$1,800,000  
Medical/Professional Office



Map data ©2025 Google

**BROCHURE** | 340 Egg Harbor Road Sewell, NJ 08080

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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

Demographics data derived from AlphaMap