



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

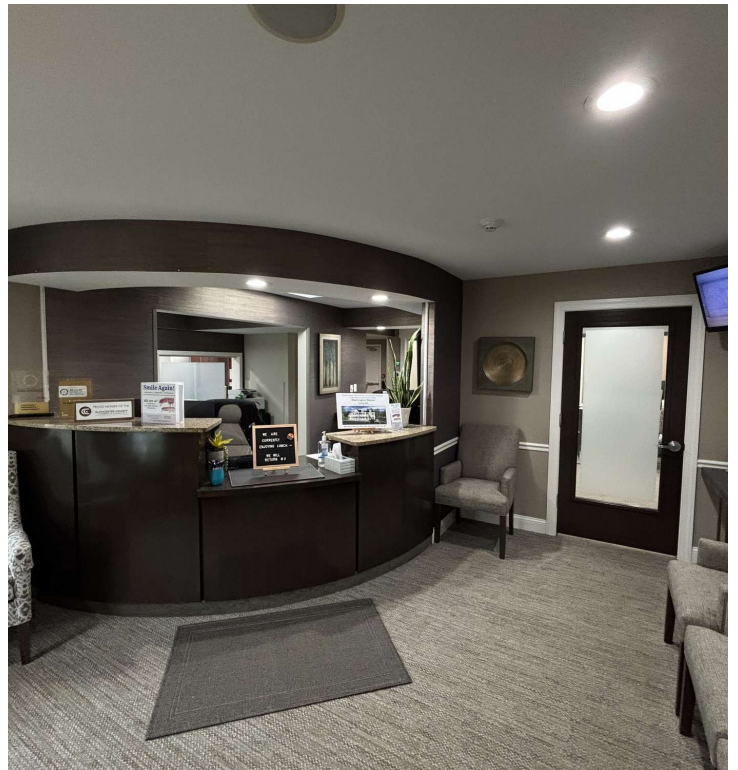
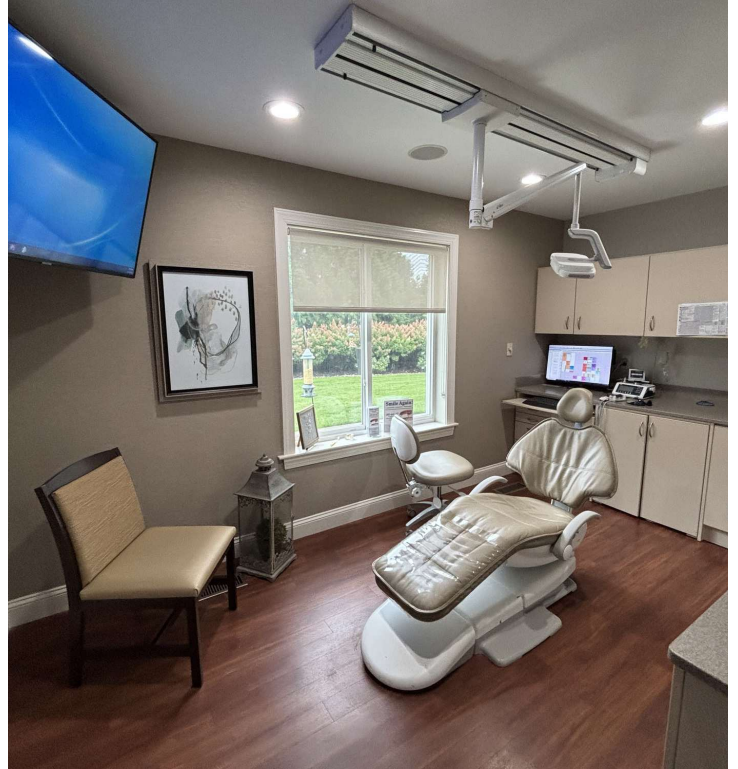
O: 609 352 1162
joe.riggs@naimertz.com

Will Frank

O: 856 724 4248
will.frank@naimertz.com

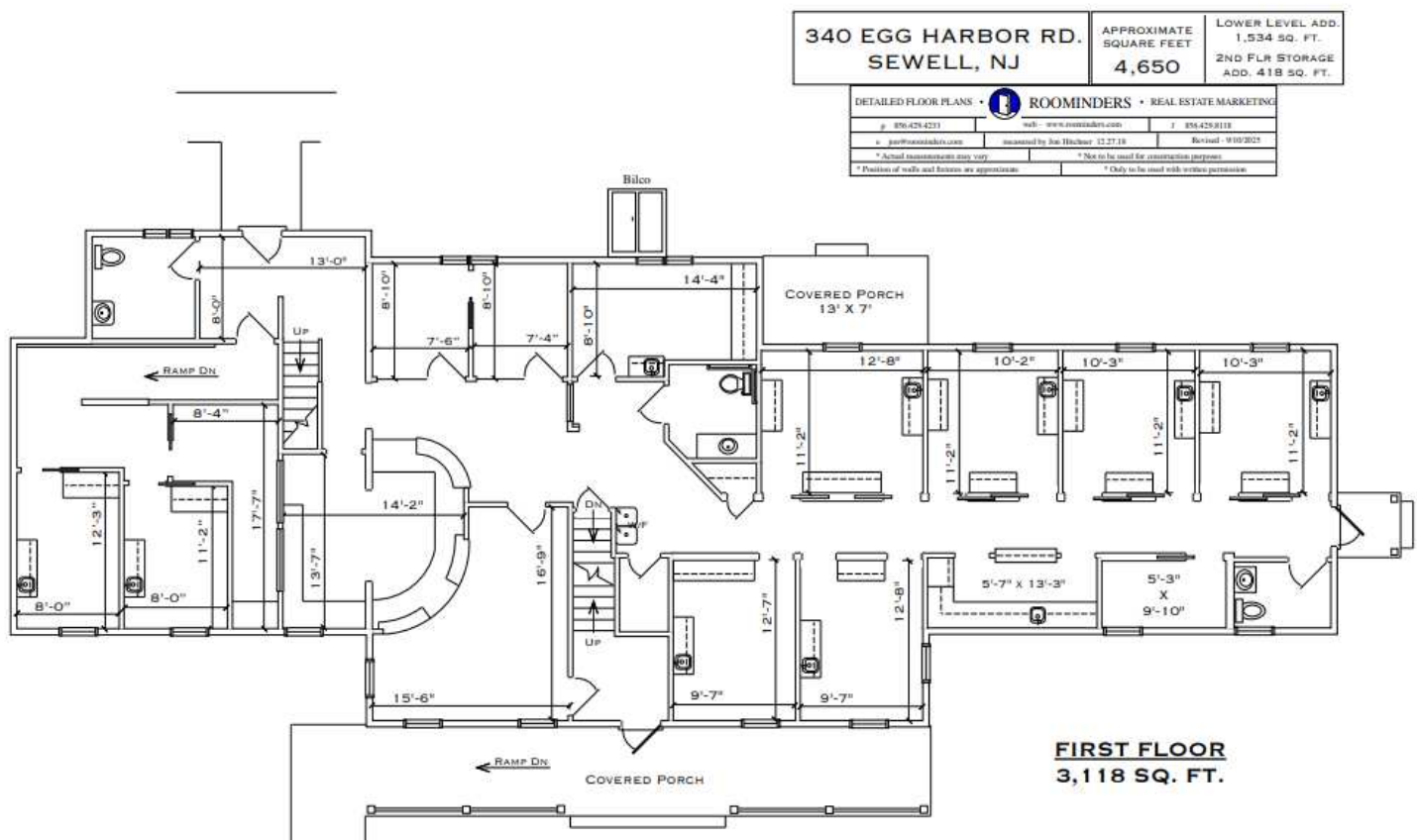


For Sale & Lease
6,200+/- SF | \$1,800,000
Medical/Professional Office




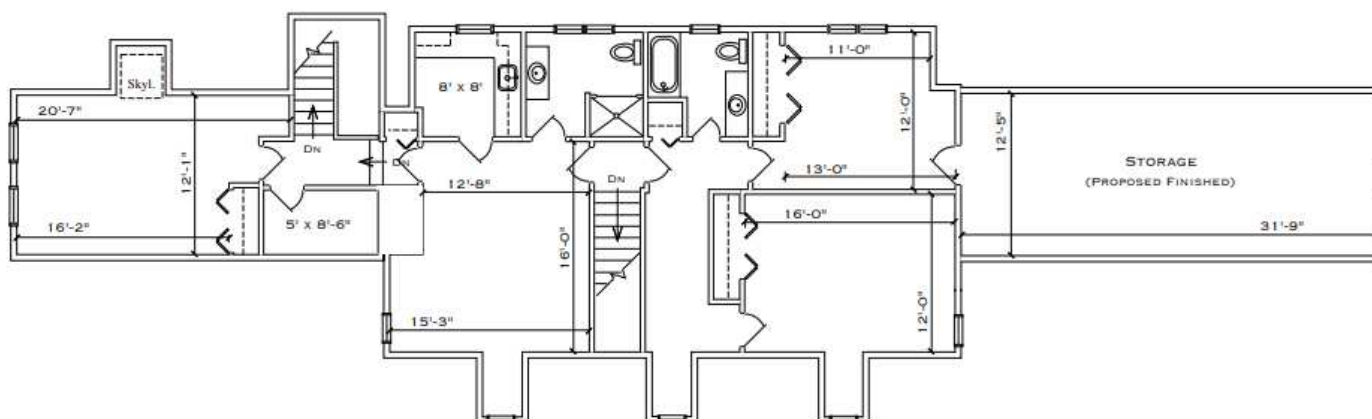
BROCHURE | 340 Egg Harbor Road Sewell, NJ 08080

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



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

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 856.425.4233	web www.roominders.com	t 856.425.8118	
e jae@roominders.com	accessed by Joe Hickey 12.27.18	Revised: 9/30/2025	
* 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	

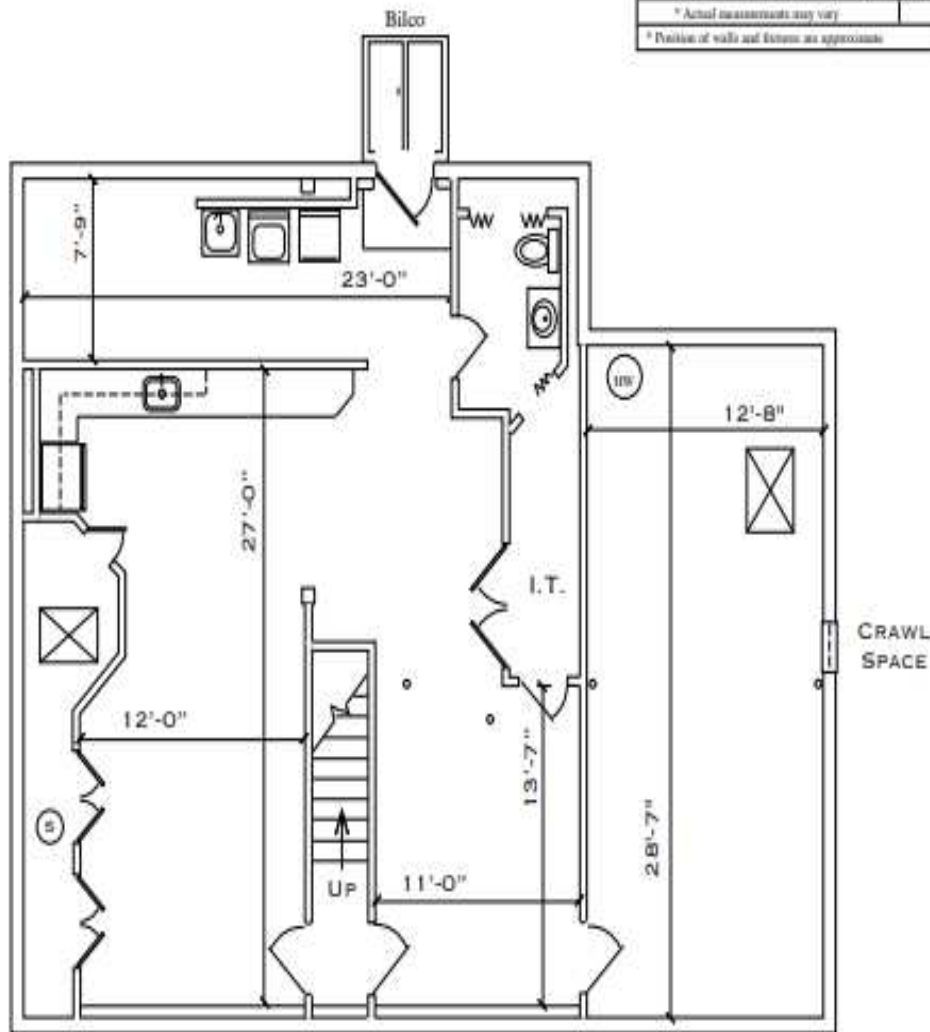


SECOND FLOOR
1,532 SQ. FT.
STORAGE
ADDITIONAL 418 SQ. FT.

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

340 EGG HARBOR RD. SEWELL, NJ	APPROXIMATE SQUARE FEET	LOWER LEVEL ADD.
	4,650	1,534 SQ. FT. 2ND FLR STORAGE ADD. 418 SQ. FT.

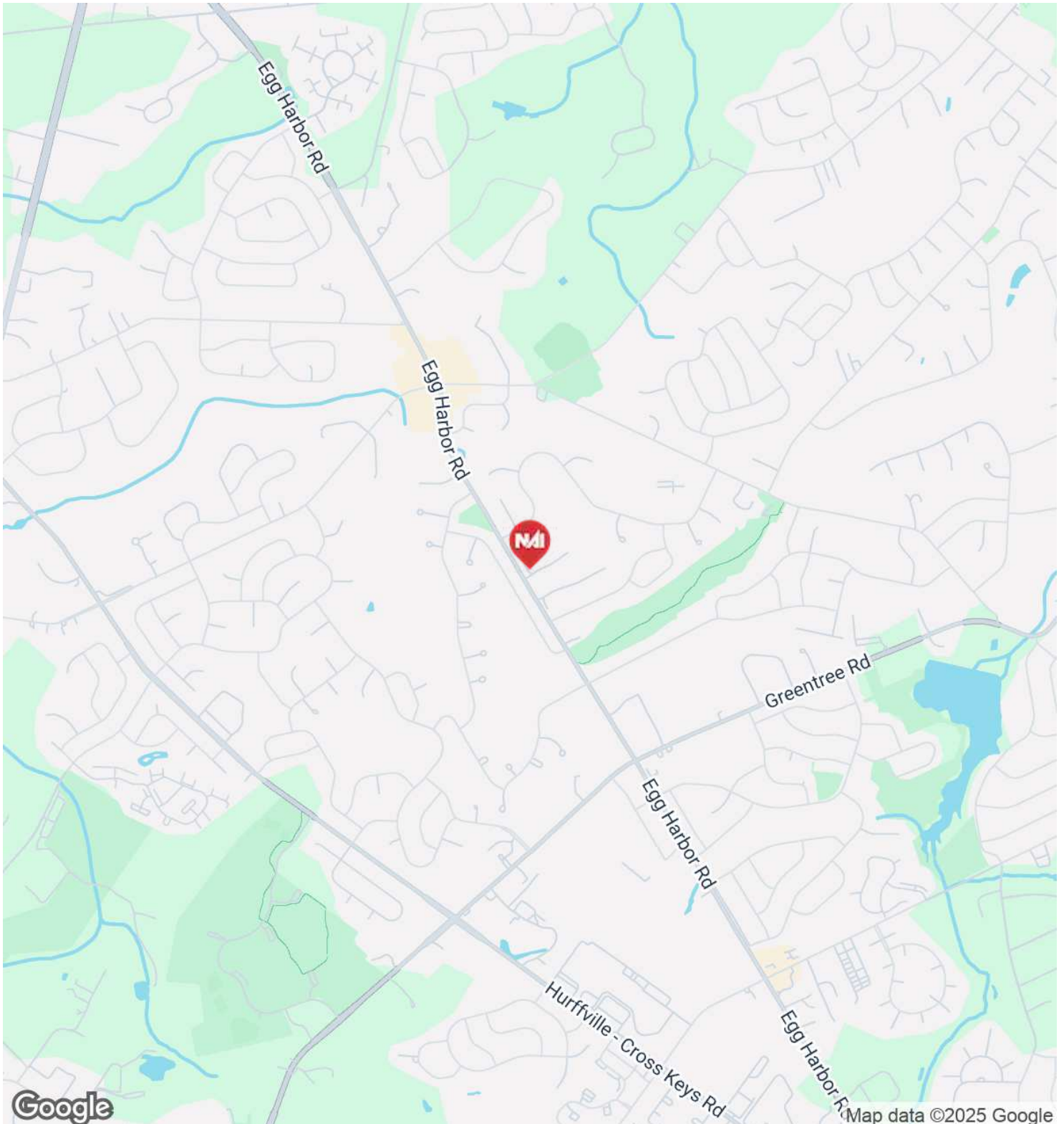
DETAILED FLOOR PLANS •  ROOMINDERS • REAL ESTATE MARKETING		
p 856.429.4233	web www.roominders.com	f 856.429.8118
e jay@roominders.com	created by Joe Hachour 12.27.18	Revised - 9/10/2029
* Actual measurements may vary		* Not to be used for construction purposes
* Position of walls and fixtures are approximate		* Only to be used with written permission



LOWER LEVEL
1,534 SQ. FT.

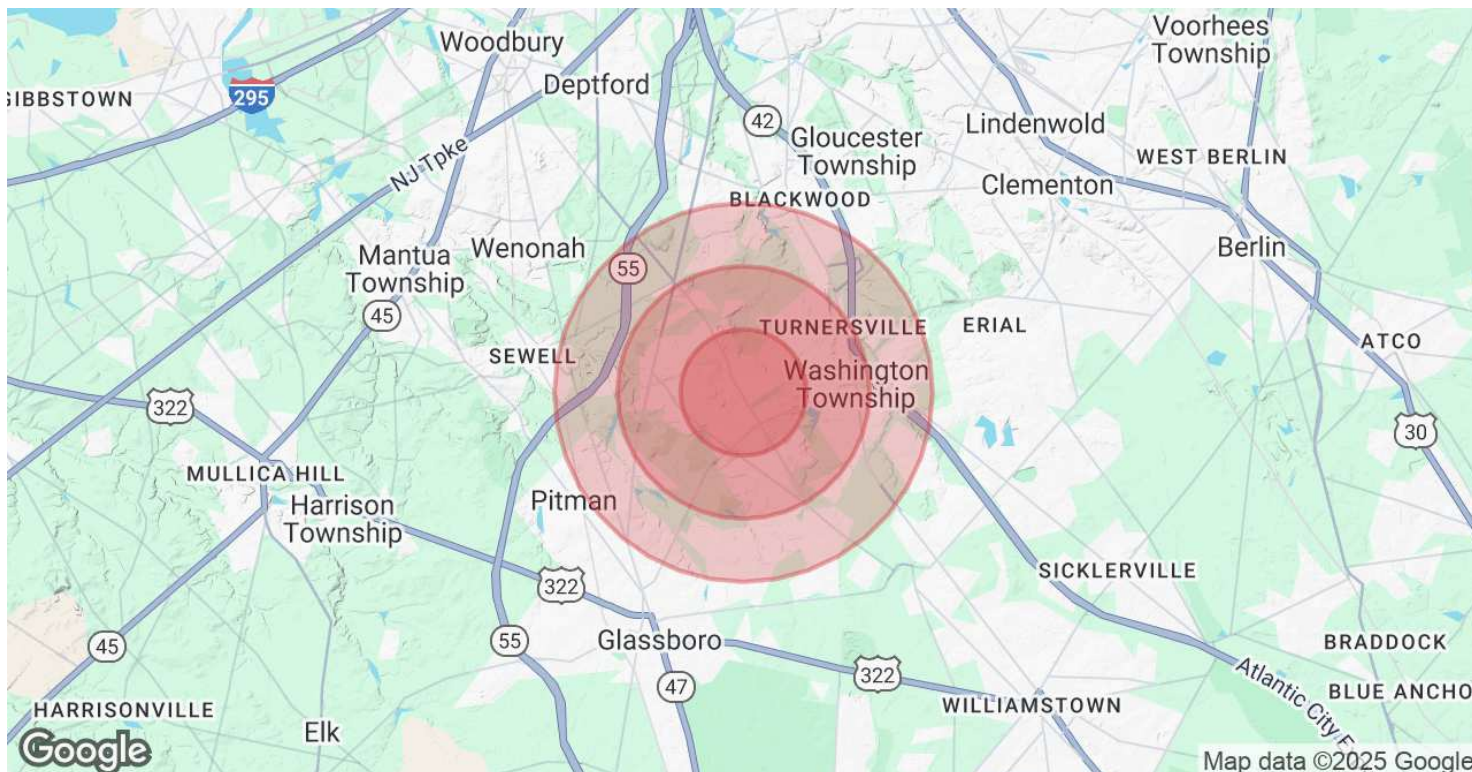


For Sale & Lease
6,200+/- SF | \$1,800,000
Medical/Professional Office



BROCHURE | 340 Egg Harbor Road Sewell, NJ 08080

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.



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