



**FOR  
LEASE**

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**PRIME MEDICAL OFFICES FOR LEASE**  
**101 LEXINGTON ROAD, SWEDESBORO, NJ 08085**



# OFFERING SUMMARY

**Asking Lease Rate: \$25/SF NNN**

**Size Available:**

In-line suite: +/- 4,403 SF

End unit suite: +/- 3,210 SF

Combined: +/- 7,613 SF

**Zoning:** Planned Unit Development

**Parking:** +/- 50 Parking Spaces



## PROPERTY HIGHLIGHTS

+ Up to +/- 7,613 SF (combined) of beautifully fit-out medical space, with the option to divide into smaller units. Each space features high end finishes, reception area, multiple (8-10) clinical exam rooms, nurses' stations, restrooms, and staff room/kitchenette

+ Located in a desirable and well-kept professional complex, the available offices are ideally located in a building with road frontage and high visibility. The spaces are easily accessible from the NJ Turnpike, Center Square Road, I-295, and Route 322

+ Situated among high demographic residential neighborhoods, the spaces are ideal for any type of medical user including general practices, mental health, specialty groups, and more. Nearby amenities include CVS, ShopRite of Center Square Plaza, Swedesboro Diner and Inspira Health Center - Woolwich



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# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	6,629	21,622	31,534
PROJECTED 2028	6,925	22,510	32,632

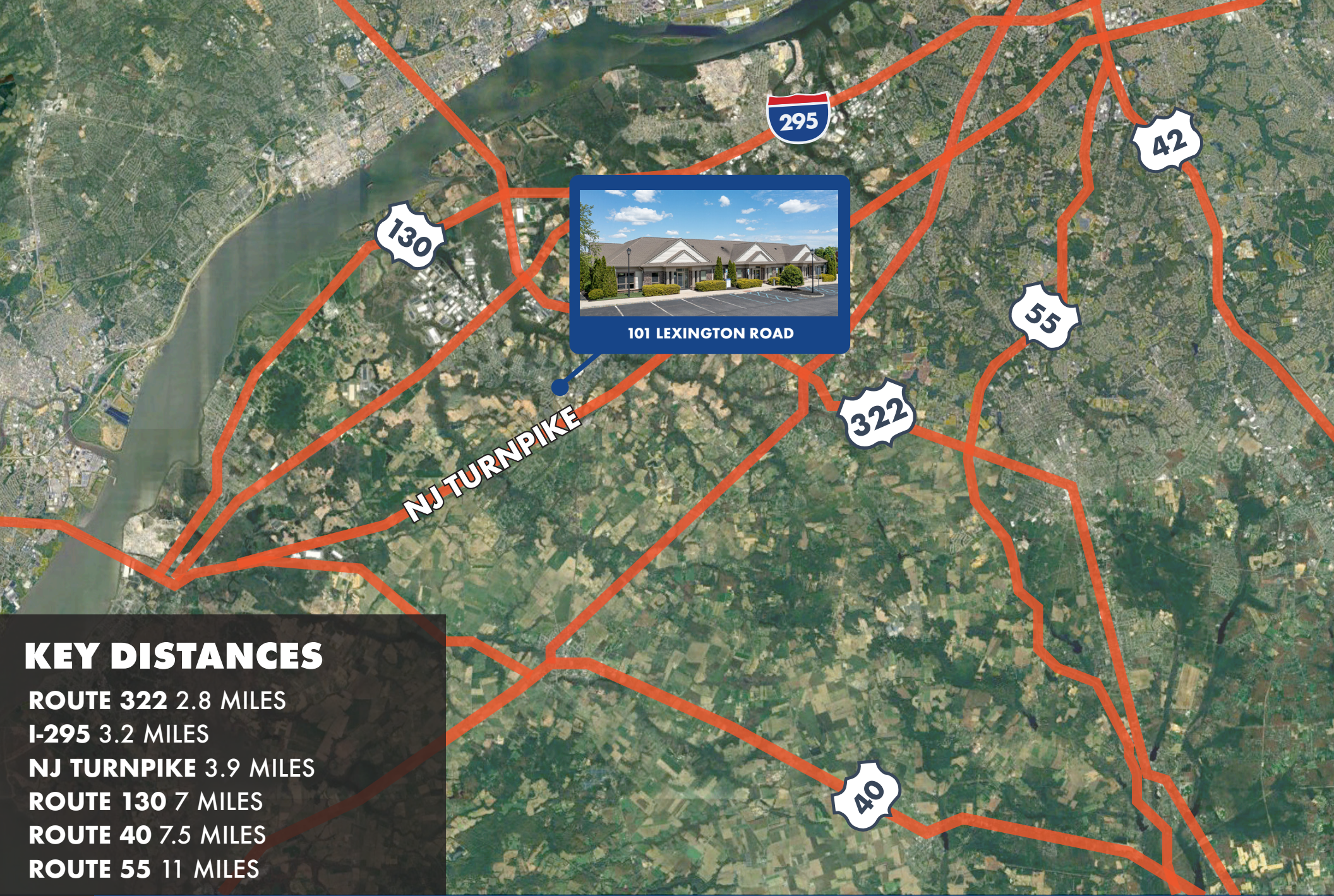
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,148	7,280	10,463
PROJECTED 2028	2,248	7,593	10,842

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$154,954	\$148,260	\$152,880
MEDIAN INCOME	\$137,401	\$130,308	\$133,295



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101 LEXINGTON ROAD

## KEY DISTANCES

ROUTE 322 2.8 MILES

I-295 3.2 MILES

NJ TURNPIKE 3.9 MILES

ROUTE 130 7 MILES

ROUTE 40 7.5 MILES

ROUTE 55 11 MILES



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**CENTER SQUARE ROAD**

**KINGS HIGHWAY**



# NEARBY AMENITIES

## DINING

- BluePlate
- Bottos Italian Line Restaurant
- Center Square Tavern
- Coffee & Cream II
- Dunkin
- Green Tea Restaurant
- Hens & Honey Shoppe
- Marinos
- Old Town Bagel
- PrimoHoagies
- Rodes Fireside Restaurant
- Salem Oak Vineyards & Winery
- Swedesboro Diner
- Swedesboro Brewing Company
- The Red Hen
- Vesuvio Ristorante

## RETAIL/GROCERY

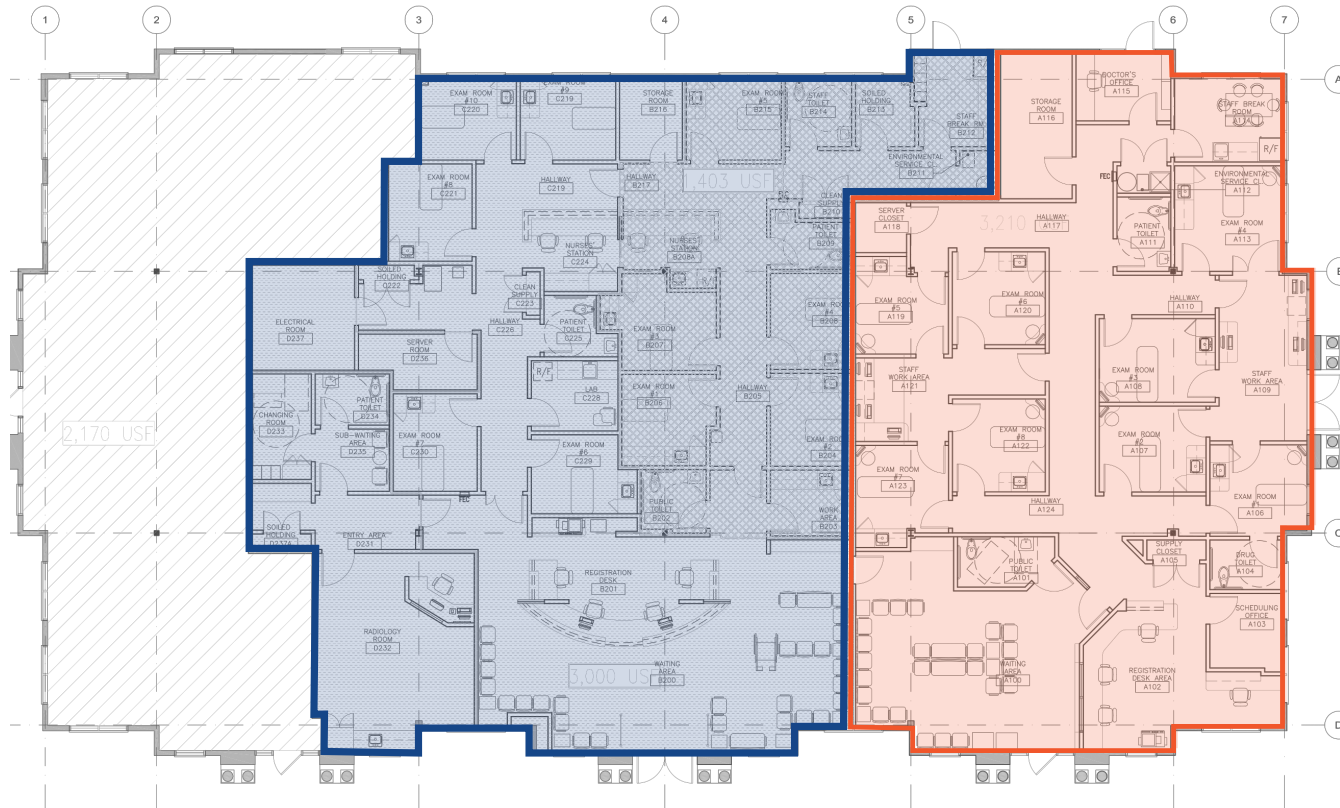
- CVS
- JB Liquors
- Shell
- Shoprite
- Sinclair Gas
- Wawa



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# FLOORPLAN



- +/- 4,403 SF
- +/- 3,210 SF



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# INTERIOR



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