



856.797.1919
www.VantageRES.com

1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

PRIME OFFICES FOR LEASE

277 WHITE HORSE PIKE

ATCO, NJ 08004

Emily Stein
Director of Healthcare Services

856.797.1919 x110
609.457.9816
Emily.Stein@VantageRES.com

Ken Richardson
Executive Director

856.797.1919 x108
609.346.0512
Ken.Richardson@VantageRES.com

Neil Kakumanu
Sales Associate

856.797.1919
732.484.2479
Neil.Kakumanu@VantageRES.com

OFFERING SUMMARY



SF AVAILABLE

+/- 1,956 RSF



ASKING LEASE RATE

Call for details



SIGNAGE

Monument, directory, and suite



PARKING

+/- 55 spaces



SIGNAGE



AERIAL VIEW

AREA HIGHLIGHTS

- ✓ Prime office building located on heavily trafficked White Horse Pike. The building, under new management, features abundant parking, prominent signage, and a diverse roster of co-tenants; buildings are in close proximity to restaurants, retail shopping centers, and healthcare facilities
- ✓ Ideal for medical use and/or professional offices; therapy practices, law firms, real estate offices and more
- ✓ The building is centrally located in Atco (Waterford Township) and is easily accessible to many major regional thoroughfares including Route 73, Berlin - Cross Keys Road, Jackson Road, and the AC Expressway



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	6,595	27,379	75,379
2028 POPULATION PROJECTION	6,945	28,557	77,980
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	2,304	9,733	26,267
2028 HOUSEHOLD PROJECTION	2,431	10,167	27,274
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$116,872	\$116,656	\$119,787
MEDIAN HOUSEHOLD INCOME	\$93,821	\$96,038	\$94,516

KEY DISTANCES

ROUTE 73

1.1 MILES

ATCO TRAIN STATION

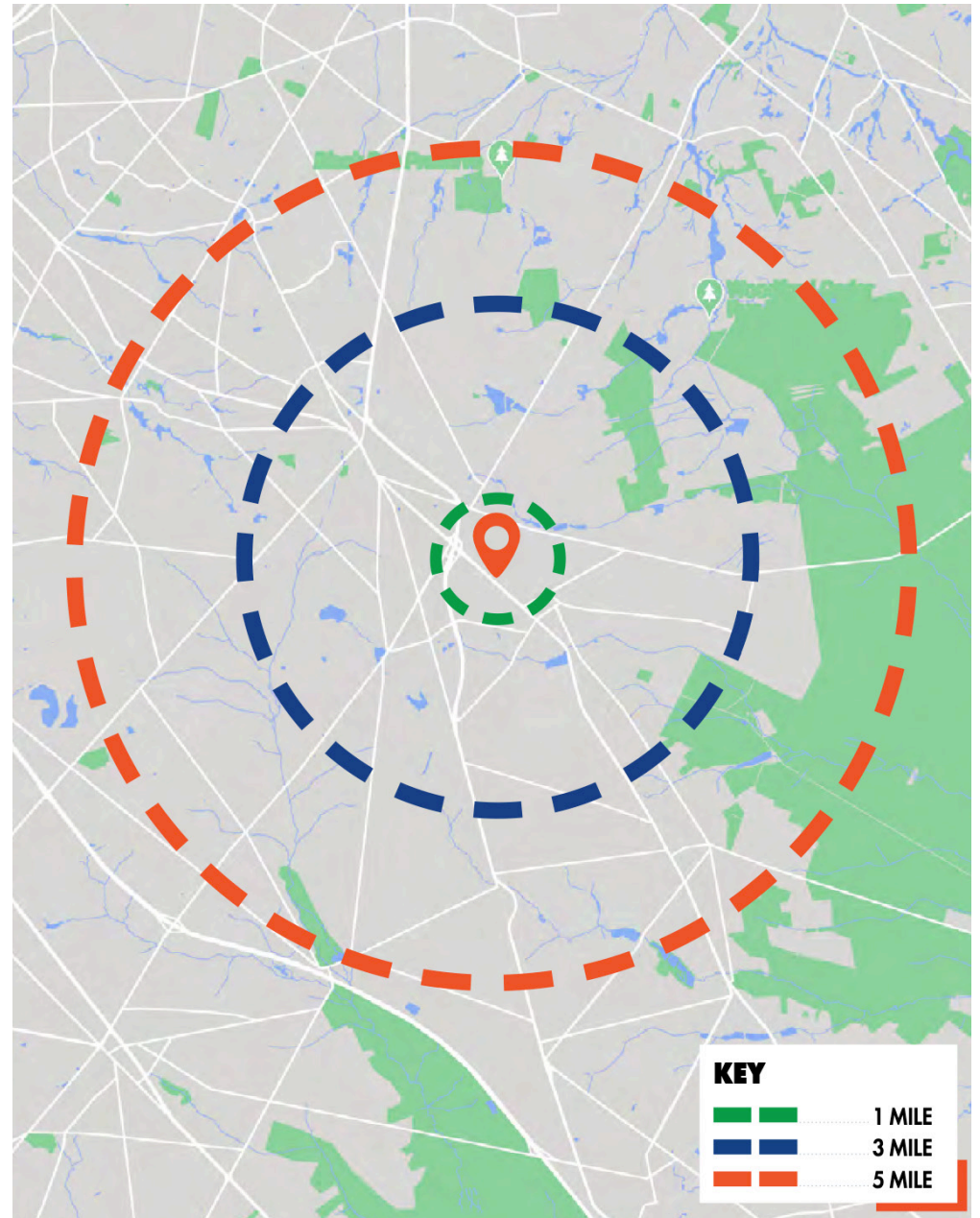
1.2 MILES

AC EXPRESSWAY

9.7 MILES

CENTER CITY, PHILADELPHIA

22 MILES



 **277 WHITE HORSE PIKE, ATCO, NJ 08004**

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial 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.

NEARBY AMENITIES

DINING

- Amalthea Cellars Farm Winery
- Change Wang Asian
- Cookies and Coffee
- Domino's Pizza
- Elis's Pizzeria & Family
- Gallery Pizza & Restaurant
- Gelights Sweet Shoppe
- Graziano's Ristoranti
- Grilly Cheese
- Mama D's Italian Specialties
- Raceway Bagels by BUNOS
- Roma Pizza
- The Fat Tomato Italian Bistro
- Town Square
 - China Max
 - Dunkin'
 - Fabio's Pizza
 - Racks Pub & Grill
 - Whims Brewing
- Victory Bar & Grill

RETAIL

- 73 Outlet Flooring & Remnants
- Atco Cleaners
- Best Liquors of Atco
- Billows Electric Supply
- C & J Florist
- Camden Flooring
- Dollar General
- Hero Outfitters
- Landvista Aquascapes
- One Stop Shoppe
- Palladino's Market
- Prime Storage
- Record Museum
- Reflectionz-The Soul Tattoo
- Rite Aid
- Stone World at Berlin
- The Fireplace People
- Wawa

MEDICAL

- Atco Family Dentistry
- Charla Mcgruder D.M.D
- Virtua Health & Wellness Center



277 White Horse Pike

 **277 WHITE HORSE PIKE, ATCO, NJ 08004**

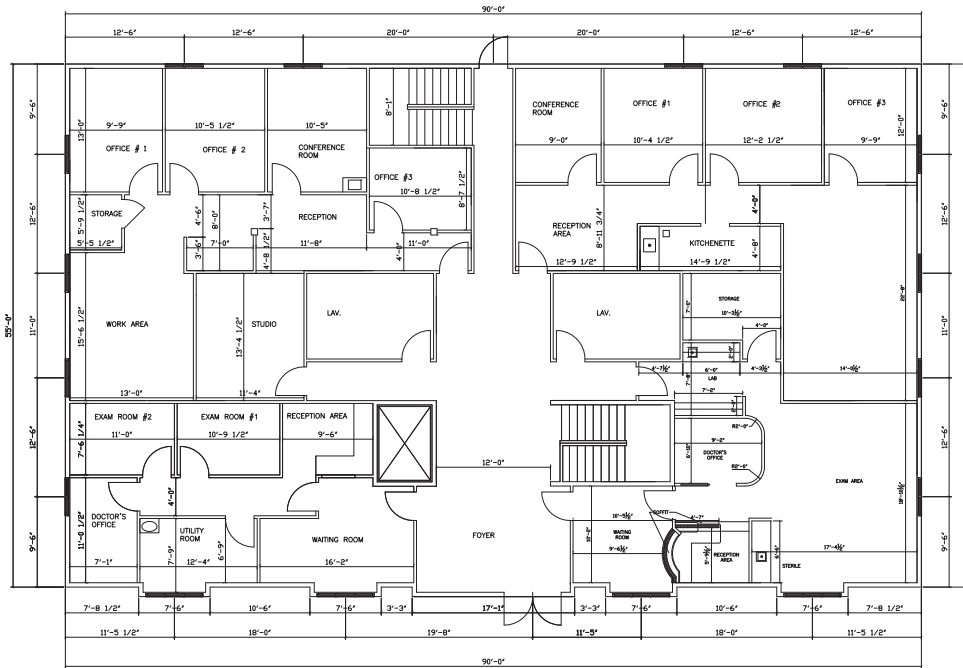
www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial 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.

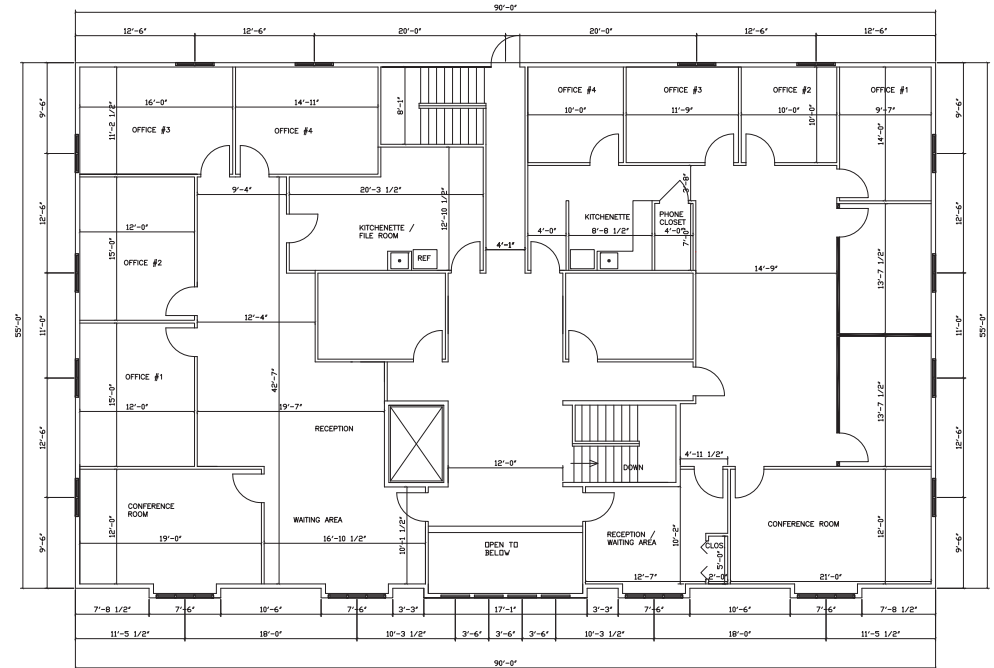


FLOOR PLANS

277 White Horse Pike, Atco, NJ 08004



First Floor



Second Floor