

Patriots Plaza

57 US-46, Hackettstown, NJ 07840



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 **VIEW LISTING**

- Two-building, 65,658 RSF medical office plaza with recent capital improvements
- Anchored by a diverse mix of established regional healthcare providers
- 2 operating room multi-specialty ambulatory surgery center on-site
- Surface parking with 397 spaces and covered patient drop-off
- Additional on-site services include MRI, CT, ultrasound, and 3D mammography
- Generous Tenant Improvement Allowance with flexible terms

Integrated medical center with advanced outpatient services and strong provider mix.

POPULATION (5-MILE RADIUS)

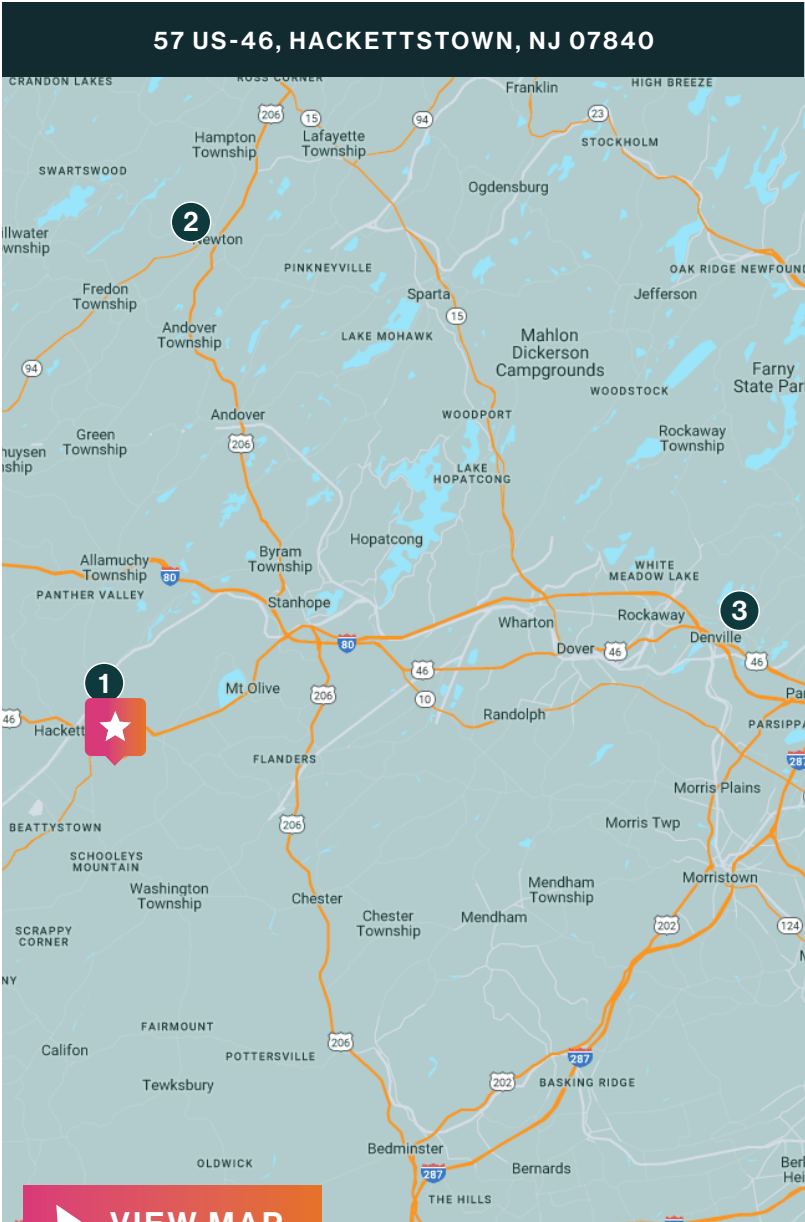
53,837

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$157,029

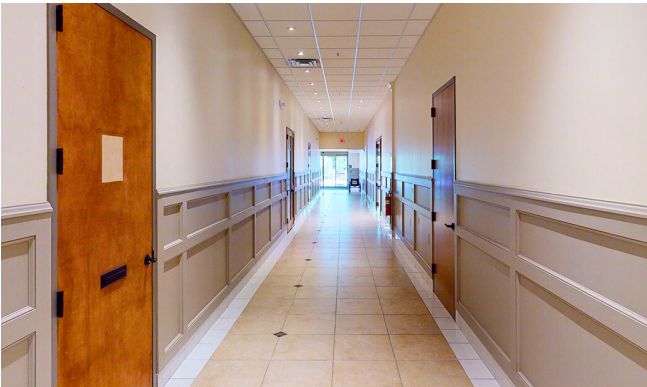
PERCENT OF POPULATION INSURED (5-MILE RADIUS)

98.5%



NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Hackettstown Medical Center	2.9 mi	8 min
2. Newton Medical Center	18.7 mi	33 min
3. Saint Clare's Denville Hospital	21.2 mi	29 min



SURROUNDING POINTS OF INTEREST

- Centenary University
- Mars Wrigley North America Headquarters
- Hackettstown NJ Transit Station
- Roxbury Mall
- Heath Village Retirement Community
- Bentley Commons at Paragon Village