

Vantage commercial

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

**OFFICE FOR SALE - INVESTMENT OPPORTUNITY** 

# **88 LAKEVIEW DRIVE SOUTH**

GIBBSBORO, NJ 08026

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## **OFFERING SUMMARY**













## **AREA HIGHLIGHTS**

- Beautiful office complex for sale located on heavily trafficked Lakeview Drive on border of Gibbsboro and Voorhees.
- Building 1&2 (connected via a breezeway): +/- 7,931 SF with brand new 5-year lease (with options for renewal) Building 3: +/- 3,840 SF (with a brand new 11-year lease).
- Financials available with signed NDA.
- Complex is located in the heart of Camden County amid high demographic neighborhoods. Easily accessible from all major South Jersey throughways.



## **DEMOGRAPHICS**

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION 2028 POPULATION PROJEC-	5,547	•	193,992
TION	5,665	76,967	201,020
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	1,998	28,700	74,548
2028 HOUSEHOLD PROJECTION	2,042	29,798	77,343
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME			

**MEDIAN HOUSEHOLD INCOME** \$91,755

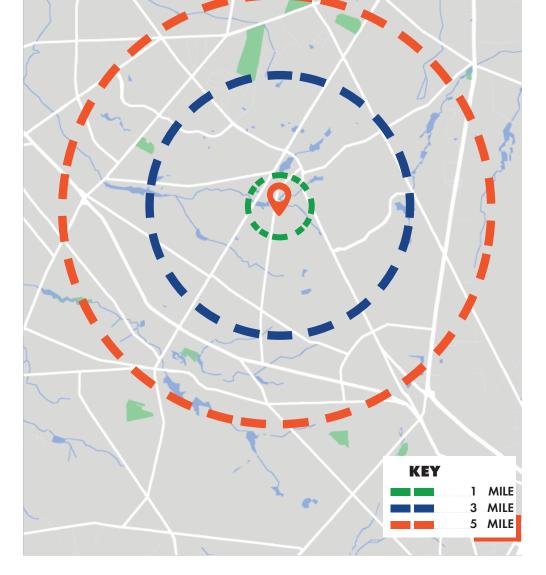
## **KEY DISTANCES**

**ROUTE 73** 2.6 MILES

**NJ TURNPIKE** 7 MILES

**ROUTE 42** 10 MILES

**PHILADELPHIA** 12 MILES





# 38 (41) **70** NJ TURNPIKE **73** 30 168 **88 LAKEVIEW DRIVE SOUTH** (561) (42)

## **NEARBY AMENITIES**

#### **DINING**

- Chick Fil A
- Dooneys Pub
- Dunkin
- Harvest Coffee Company
- Iron Hill Brewery
- Olive Garden
- Otts Voorhees Tavern
- Pancheros Mexican Grill
- Panera Bread
- Rodizio Grill
- Starbucks
- Taco Bell
- The Chophouse
- Wawa
- Wendys

### **RETAIL**

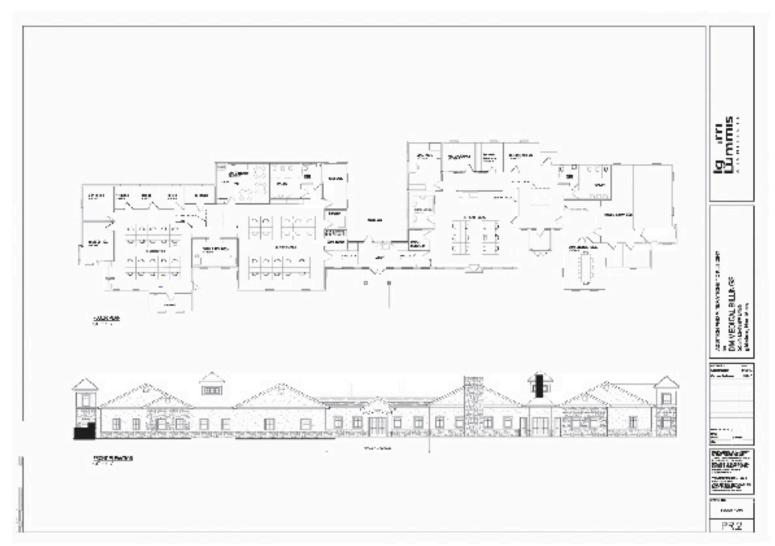
- **ACME Markets**
- Bath and Body Works
- Big Kahunas Waterpark
- Boscovs
- Crown Ligour and wine
- **CVS Pharmacy**
- Diggerland USA
- Walmart Supercenter
- Echelon Health & Fitness
- Edge Fitness Club
- Family dental care
- Gibbsboro Police Department
- Kohls
- Lowes
- Rite Aid
- Springhill Suites by Marriott
- Target



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## **FLOOR PLAN**

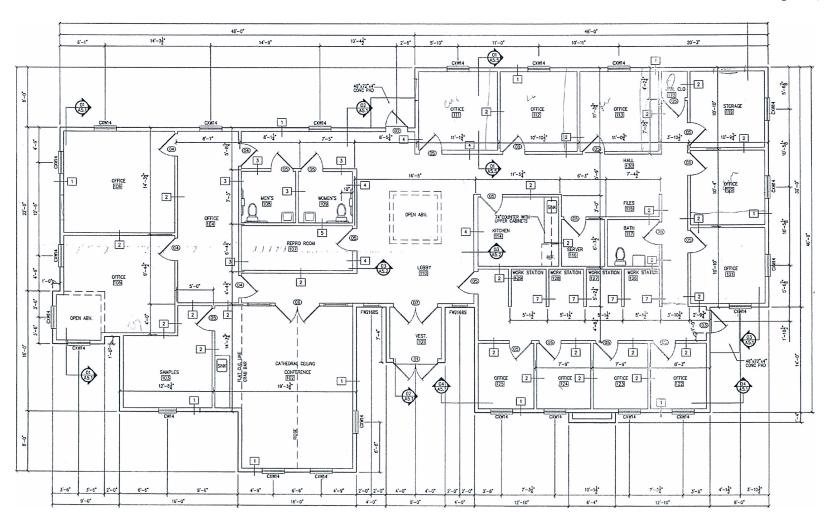
Buildings 1 & 2: +/- 7,931 SF





## **FLOOR PLAN**

Building 3: +/-3,840 SF





## **SITE PLAN**

