

FOR LEASE | Pinho Professional Center | 55-79 Schanck Road | Freehold, NJ

913 SF - 12,245 SF | MEDICAL/PROFESSIONAL OFFICE



PROPERTY DESCRIPTION

Professional Center is an 82,000 SF medical/professional office park conveniently located with quick access to Route 9. Building D is newly constructed and offers a flexible, highly customizable build-out program to suit tenant specific needs.

PROPERTY HIGHLIGHTS

- **Lease Rate:** \$20.00 PSF (NNN)
- **NNN Expenses:** \$4.00 PSF
- **Build-to-Suit Opportunities:** Customizable office layouts available through an extensive build-out program
- **Current Tenant Mix:** Primary care physicians, medical specialists, therapy services, legal offices, insurance practices
- **Prime Location:** Quick access to Route 9, and just minutes from CentraState Hospital, Freehold Raceway Mall, and the Monmouth County Courthouse
- **Utilities & HVAC:** Separately metered electric service and individually controlled HVAC systems
- **Parking:** Generous parking ratio

AVAILABLE	SF	CONT. WITH	TOTAL CONT. SF
D1	913 SF	D1-D2	1,826 SF
D2	913 SF	D1-D2	1,826 SF
D5	1,439 SF	D5-D8	5,604 SF
D6	1,439 SF	D5-D8	5,604 SF
D7	1,439 SF	D5-D8	5,604 SF
D8	1,287 SF	D5-D8	5,604 SF
D14	913 SF	D14-D15	1,826 SF
D15	913 SF	D14-D15	1,826 SF
C11	1,439 SF		
A8	1,550 SF		



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Pinho Professional Center | 55-79 Schanck Road | Freehold Township, NJ 07728

ADDITIONAL PHOTOS

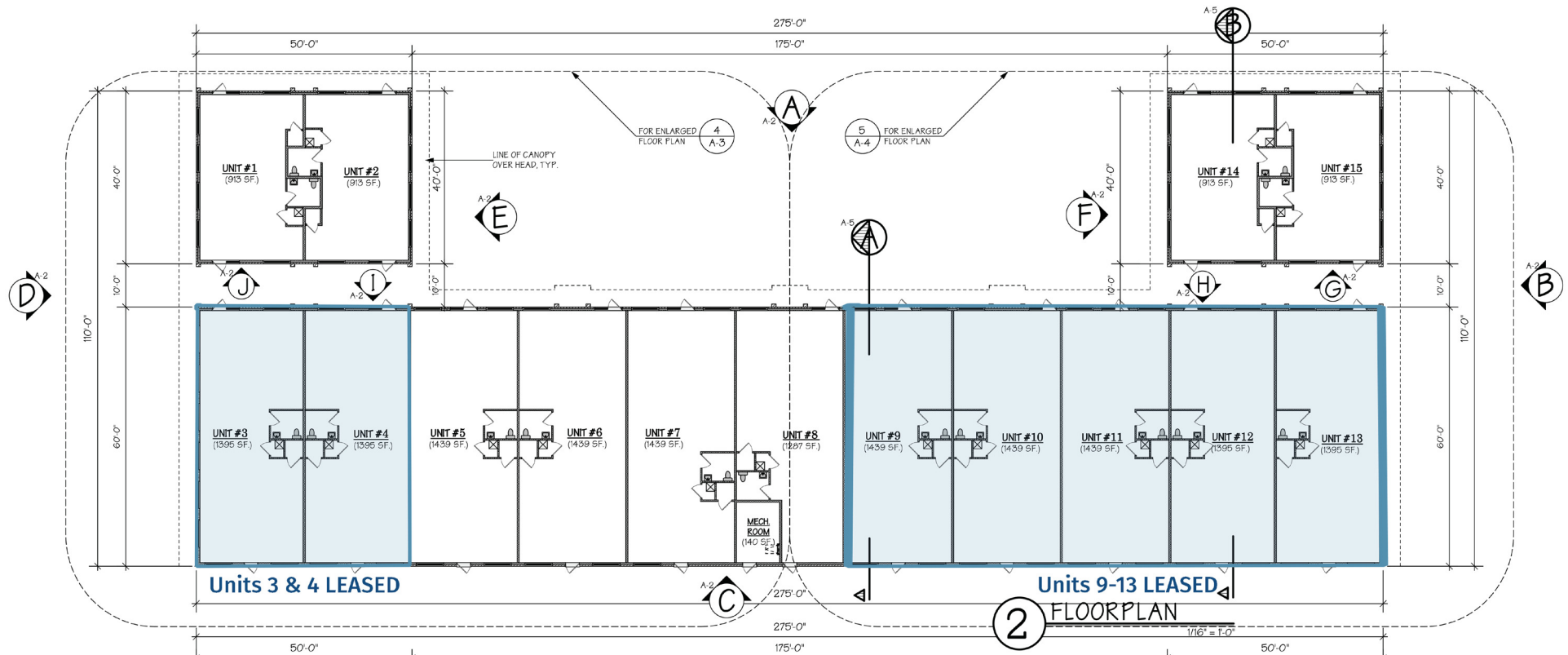


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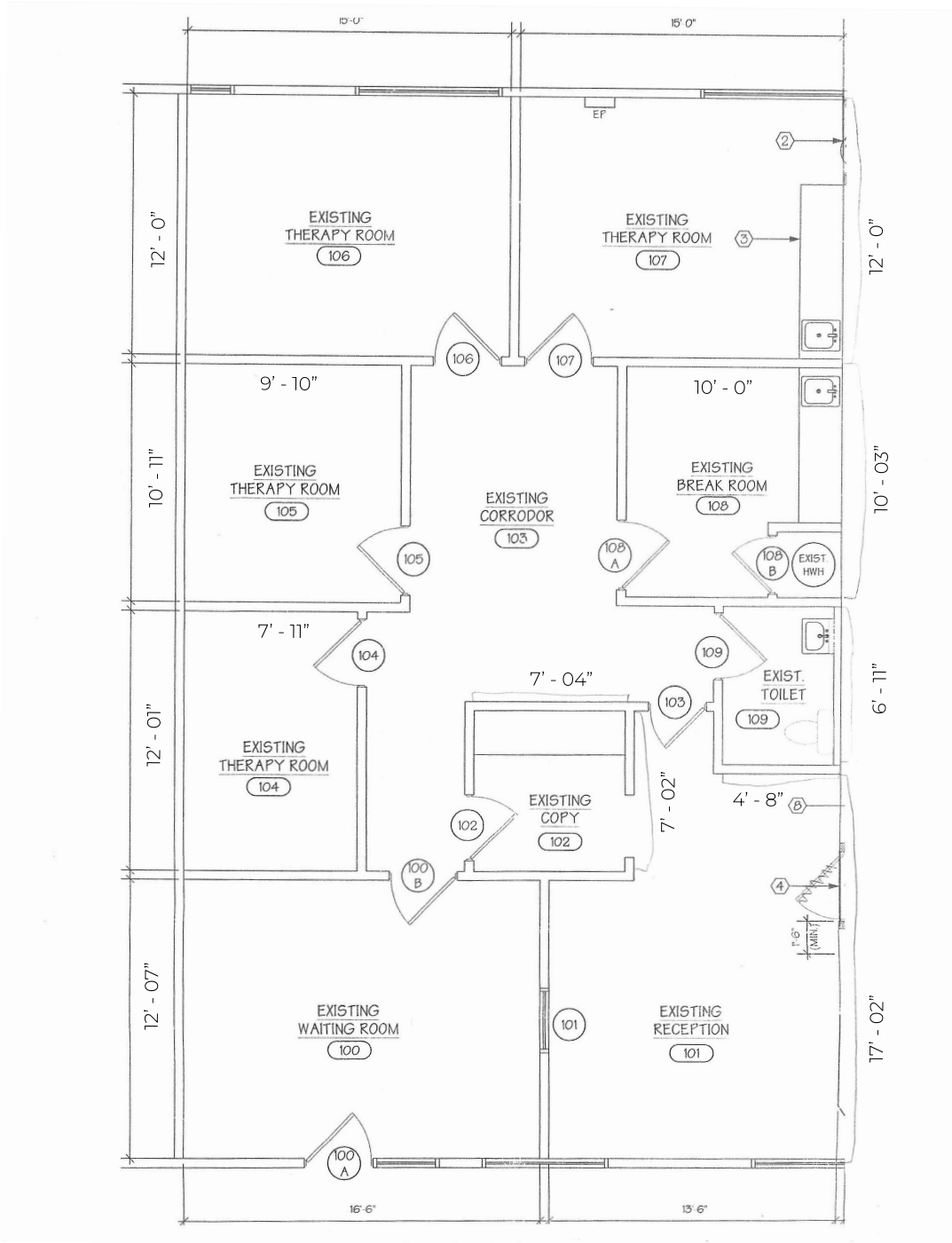
BUILDING D FLOOR PLAN



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SUITE A-8 FLOOR PLAN



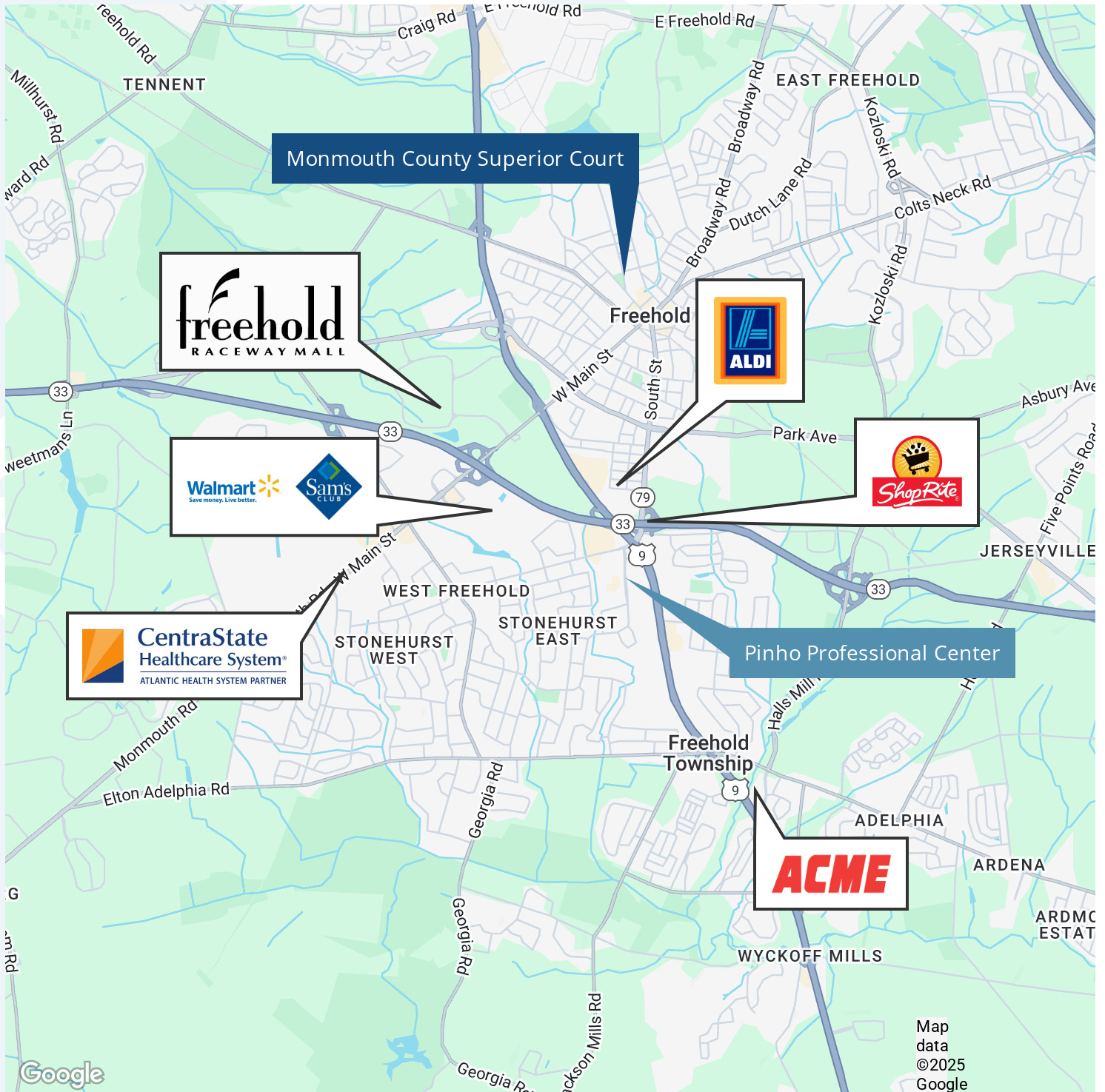
Dimensions shown are approximate.

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LOCATION MAP

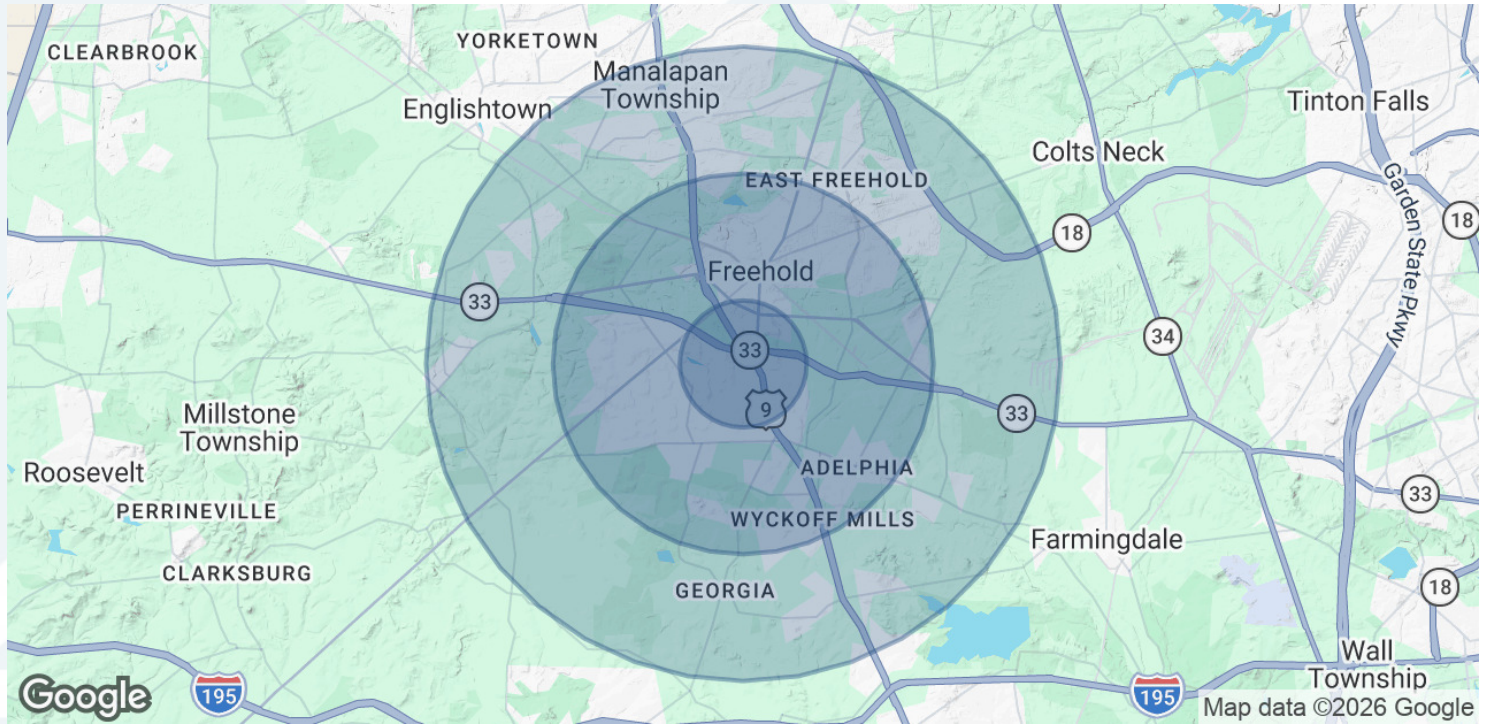


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,634	48,458	88,336
Average Age	40	43	43
Average Age (Male)	39	41	42
Average Age (Female)	41	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,655	18,092	31,668
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$166,384	\$156,675	\$182,659
Average House Value	\$525,299	\$561,808	\$638,708

Demographics data derived from AlphaMap

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