



856.797.1919

www.VantageRES.com

1873 Marlton Pike East, Suite 1C, Cherry Hill, NJ 08003

PRIME OFFICE FOR LEASE

7 DUNMORE AVENUE

EWING TOWNSHIP, NJ 08618

Ken Richardson

Executive Director

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Emily Stein

*Managing Director
Director of Healthcare Services*

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OFFERING SUMMARY



SF AVAILABLE

+/- 2,500 RSF



ASKING LEASE RATE

\$13-\$16/RSF gross



PARKING

3.9:1000 or 39 spaces



SIGNAGE

Monument

AREA HIGHLIGHTS

- ✓ Prime office building with availability on the first floor
- ✓ In close proximity to Route 295, NJ Department of Transportation, The College of New Jersey, Trenton-Mercer Airport and more!
- ✓ The building is within walking distance to numerous amenities including restaurants, health care facilities, and retail shopping centers. Nearby restaurants include Ewing Diner, IHOP, Chuck's Cafe, At The Table 2, FD Subs, Lighthouse Jamaican Restaurant and more!



2 FLOORS



PARKING LOT



SIGNAGE

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	13,441	82,304	212,134
2026 POPULATION PROJECTION	13,333	82,079	210,825
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	4,118	30,898	75,055
2026 HOUSEHOLD PROJECTION	4,072	30,799	74,542
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$90,272	\$85,520	\$95,768
MEDIAN HOUSEHOLD INCOME	\$78,153	\$65,726	\$69,421

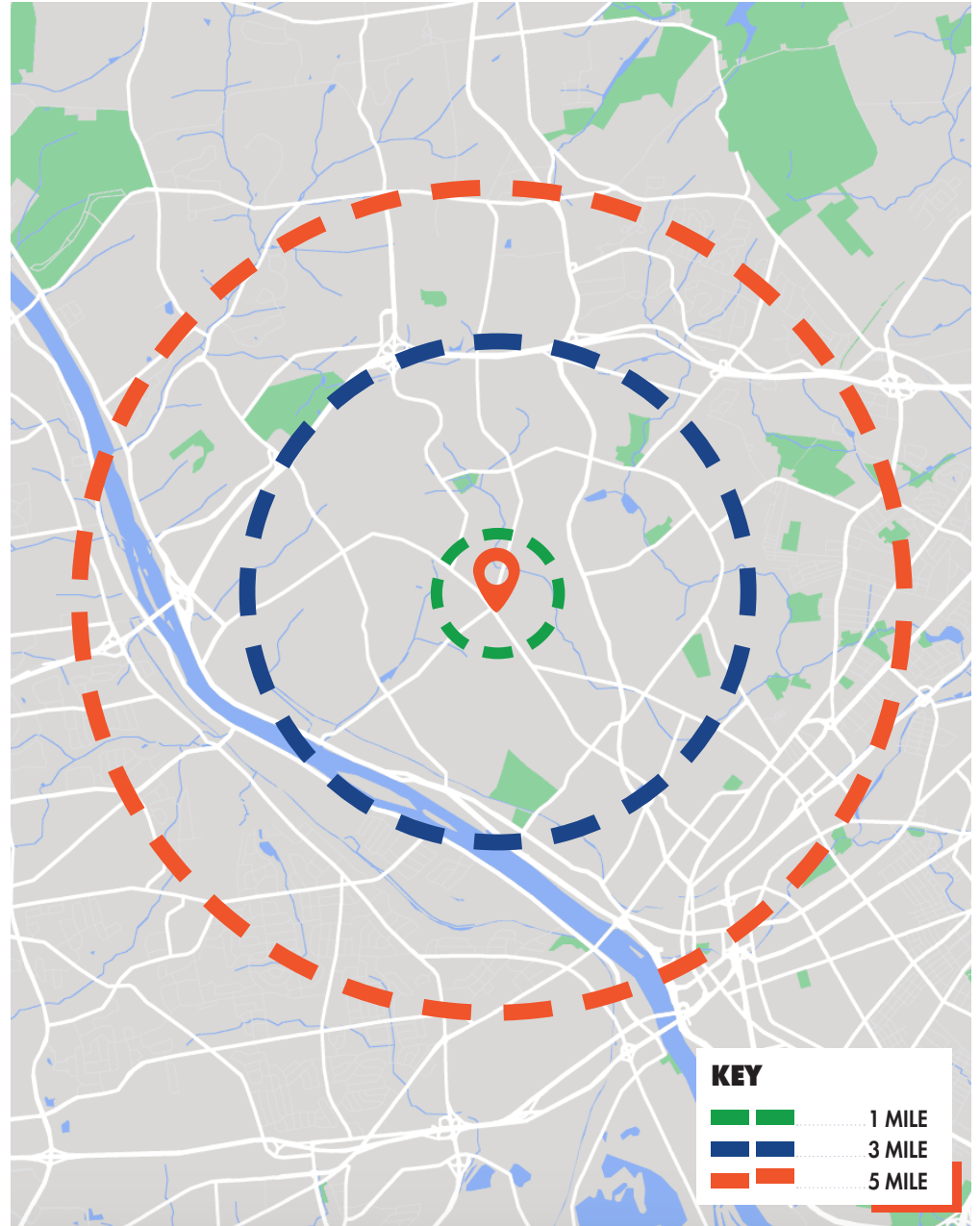
KEY DISTANCES

THE COLLEGE OF NJ
1.5 MILES

TO ROUTE 1 & I-295
3 MILES

TRENTON
3.5 MILES

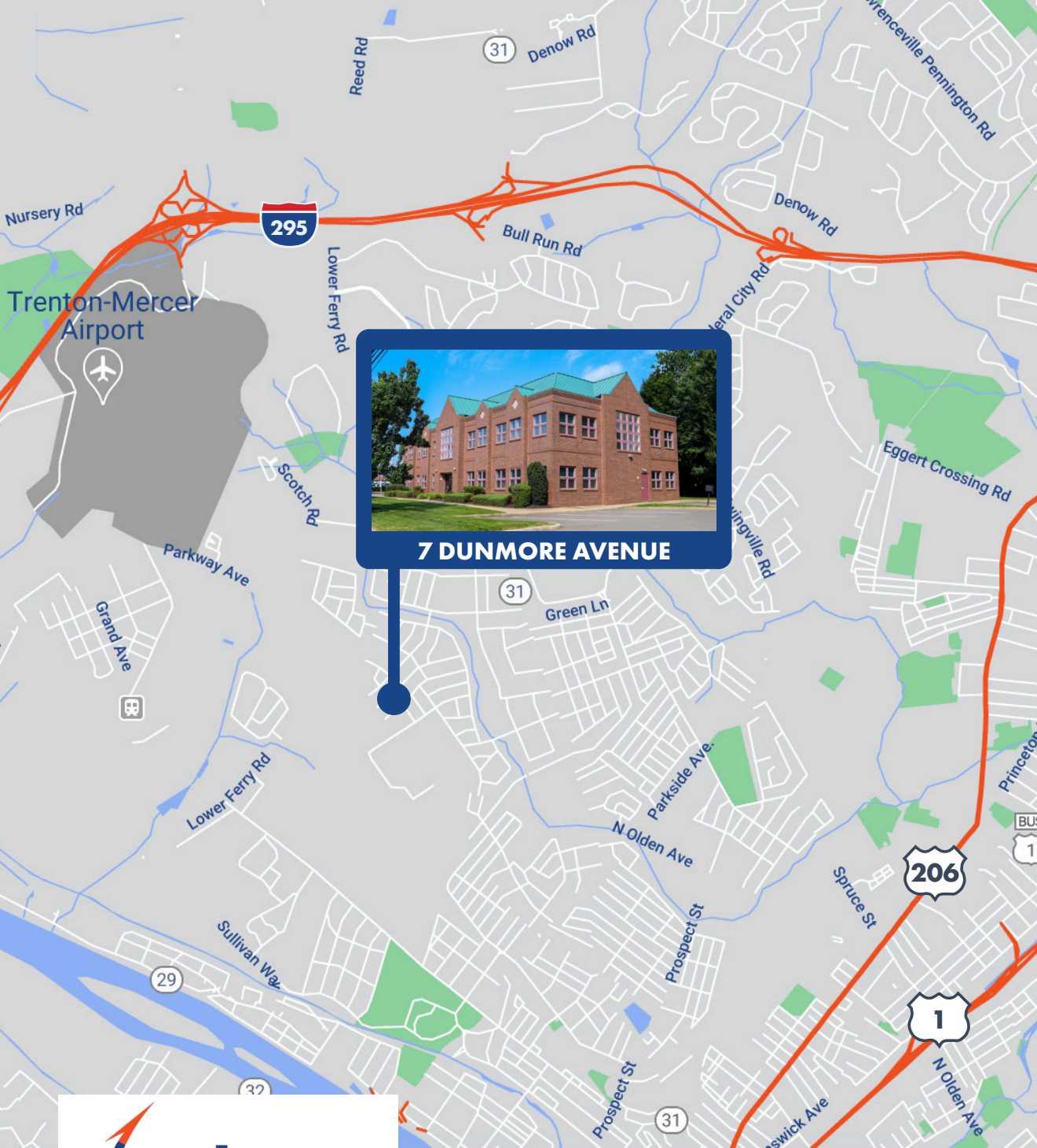
PENNSYLVANIA
5 MILES



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NEARBY AMENITIES

DINING

- 7-Eleven
- Ajika Ramen
- Domino's Pizza
- Dunkin
- Firkin Tavern
- Legend Subs
- Mikonos
- Pizza Hut
- Primo Hoagies
- River Horse Brewing Company
- Sonic
- Taco Bell
- Wawa
- Wendy's

RETAIL

- Advanced Auto Parts
- AutoZone
- BB&T
- Conoco Gas
- Dollar Tree
- Enterprise Car Rental
- Home Depot
- Santander Bank
- ShopRite
- Urge Fitness
- Walgreens
- Wells Fargo Bank



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FLOORPLAN

Total Availability: +/- 2,500 RSF



 LEASED

 AVAILABLE