



FOR  
SUBLEASE

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



**OFFICE FOR SUBLEASE**

**61 LAKEVIEW DRIVE NORTH, GIBBSBORO, NJ 08026**



# OFFERING SUMMARY

**Asking Lease Rate:** Call for Details

**Size Available:** +/- 3,000 RSF

**Zoning:** C2

**Parking:** +/- 25 Spaces

**Signage:** Monument



## PROPERTY HIGHLIGHTS

+ Beautifully updated 1st floor office space available for a sublease. This space has multiple private offices, kitchenette, and bullpen space and is ideal for any number of office-type users including attorneys, administrative uses, non-profits, among others

+ Conveniently located on heavily trafficked Lakeview Drive and is easily accessible from Clementon Road, White Horse Road, Evesham and Cooper Roads, among all other major Southern NJ thoroughfares. The office is located within a professional complex of other office and medical users

+ Situated among high demographic residential neighborhoods, this office is within close proximity to an abundance of nearby amenities including The Chophouse, Wawa, Ott's Restaurant, the Ritz Center, and Springhill Suites among others

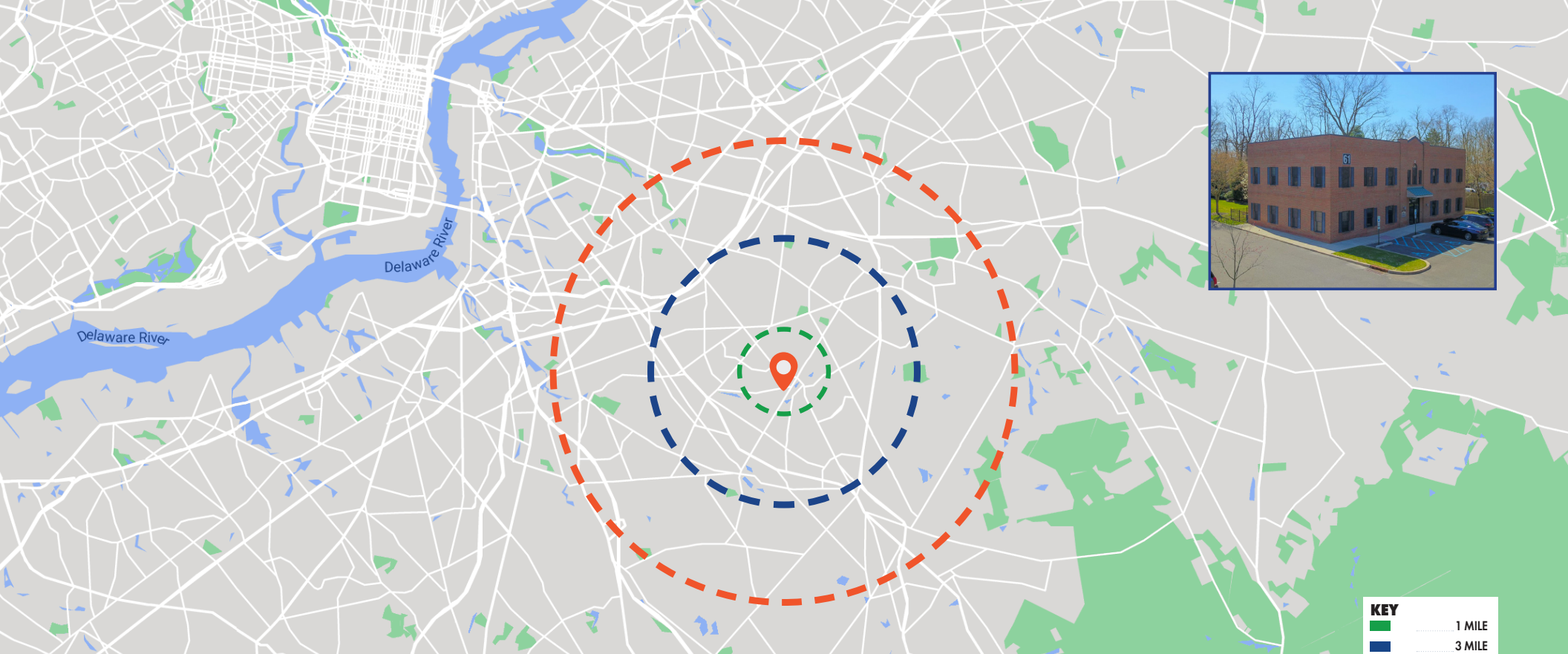


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KEY	
<span style="color: green;">■</span>	1 MILE
<span style="color: blue;">■</span>	3 MILE
<span style="color: orange;">■</span>	5 MILE

# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	5,263	82,999	210,428
PROJECTED 2028	5,380	85,988	218,050

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,031	32,023	81,655
PROJECTED 2028	2,076	33,213	84,721

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$140,197	\$116,414	\$117,787
MEDIAN INCOME	\$124,447	\$90,663	\$91,283



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## KEY DISTANCES

- ROUTE 73 3.2 MILES
- ROUTE 30 3.9 MILES
- I-295 4.3 MILES
- ROUTE 70 5.3 MILES
- NJ TURNPIKE 9.3MILES
- ROUTE 130 10.3 MILES
- I-676 11 MILES



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## NEARBY AMENITIES

### DINING

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

### RETAIL/GROCERY

- ACME Markets
- Bath and Body Works
- Big Kahunas Waterpark
- Boscovs
- Crown Liquor 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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# INTERIOR PHOTOGRAPHY



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