



SECOND FLOOR OFFICE SPACE FOR LEASE

# 254 EAST GIBBSBORO ROAD

 LINDENWOLD, NJ 08021

856.797.1919

[www.VantageRES.com](http://www.VantageRES.com)

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

**Monica Walsh**

*Director of Client Services*

856.797.1919 x102  
856.906.6581

[Monica.Walsh@VantageRES.com](mailto:Monica.Walsh@VantageRES.com)

**Leor Hemo**

*President & Chief Executive*

856.797.1919 x100  
215.514.1750

[Leor.Hemo@VantageRES.com](mailto:Leor.Hemo@VantageRES.com)



# OFFERING SUMMARY



**SF AVAILABLE**  
+/- 1,000 - 2,000 SF



**ASKING LEASE RATE**  
\$12-14/SF plus utilities



**SIGNAGE**  
Suite signage



**PARKING**  
20 surface spaces



INTERIORS

## AREA HIGHLIGHTS

- ✓ Second floor office space with reception area, conference room, private bathroom, storage/copy area and executive office with an independent heat and AC unit. No elevator
- ✓ Transportation bus stop steps from the door, 1 mile to high speed line station, 1/4 mile to Route 30, 1 mile to Voorhees Township, and Route 561
- ✓ Surrounded by residential neighborhoods and apartment buildings, this space is great for councilors, professionals looking to work away from the house, and new businesses



INTERIORS

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	13,735	81,293	185,679
2026 POPULATION PROJECTION	13,767	81,553	185,988
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	5,615	32,631	70,783
2026 HOUSEHOLD PROJECTION	5,629	32,749	70,906
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$59,706	\$90,226	\$105,748
MEDIAN HOUSEHOLD INCOME	\$45,837	\$67,423	\$81,306

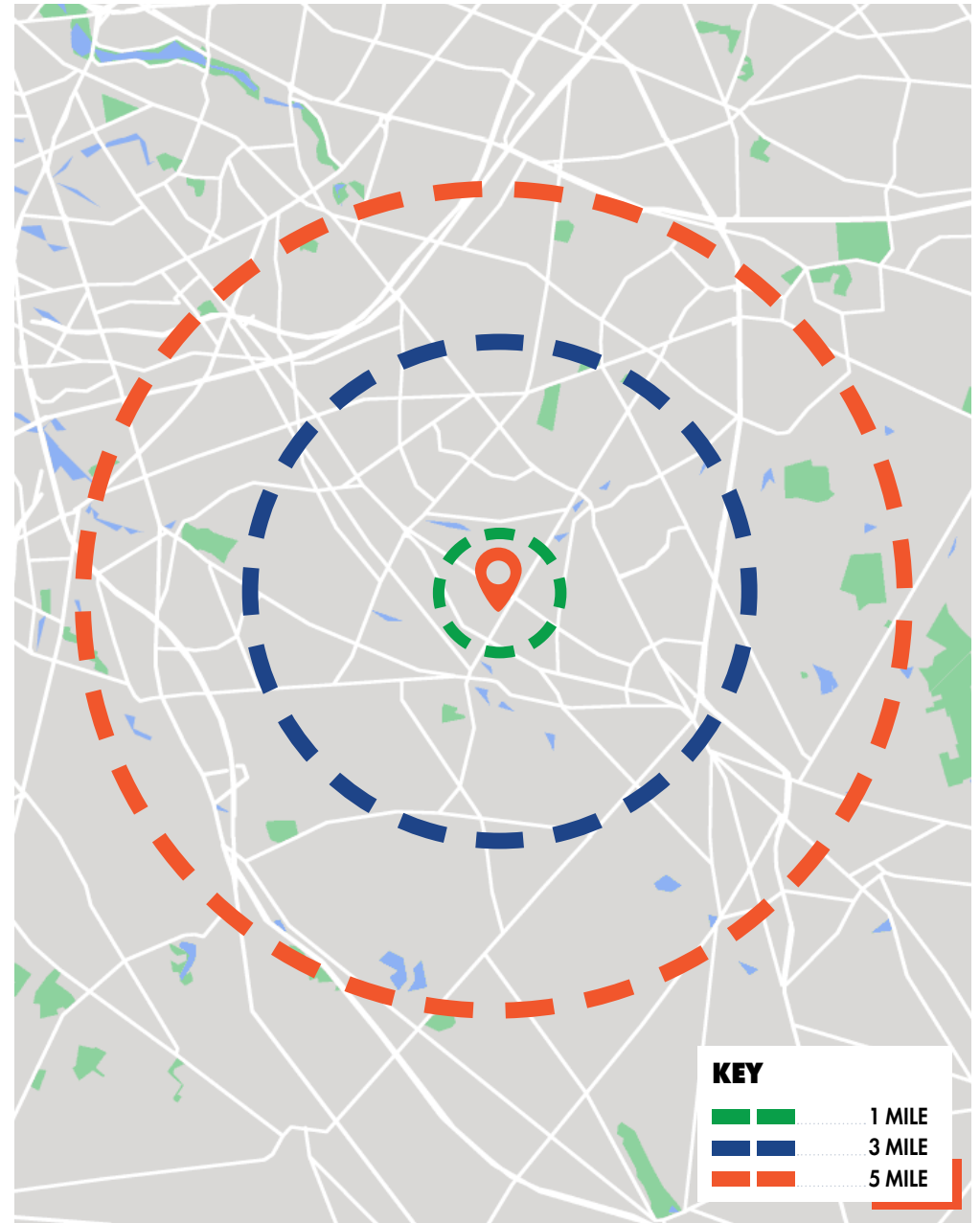
# KEY DISTANCES

**LINDENWOLD PATCO**  
1.5 MILES

**I-295**  
6 MILES

**PHILADELPHIA**  
17 MILES

**ATLANTIC CITY**  
47 MILES

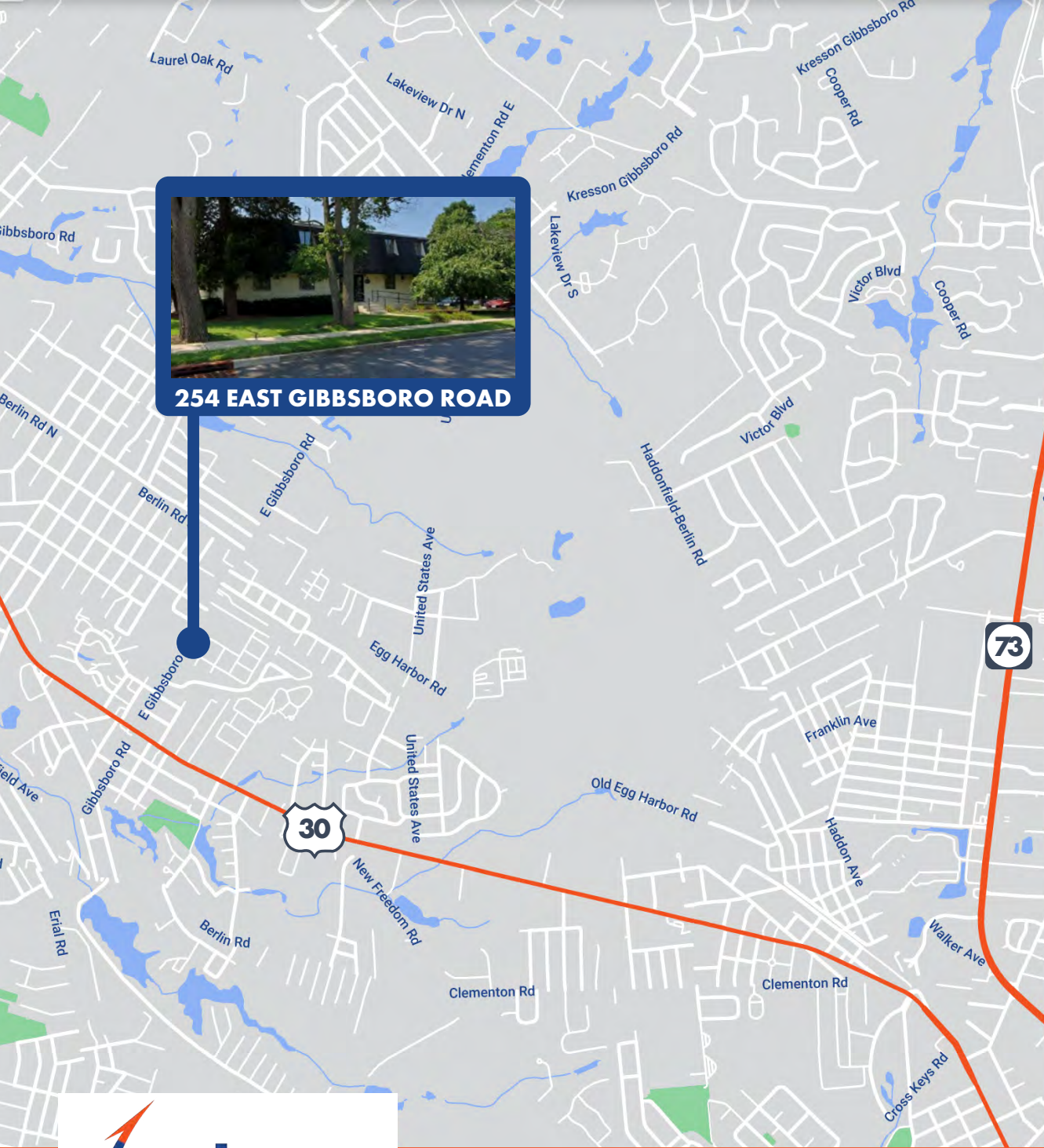


**254 EAST GIBBSBORO ROAD, LINDENWOLD, NJ 08021**

[www.VantageRES.com](http://www.VantageRES.com)

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.





# NEARBY AMENITIES

## DINING

- Dunkin'
- McDonalds
- Wawa

## RETAIL

- Family Dollar
- Rite Aid
- Super 7
- Tire Center
- US Gas
- USPS

## MEDICAL

- Elite Family Dental
- Family Medicine
- Jefferson Hospital



**254 EAST GIBBSBORO ROAD, LINDENWOLD, NJ 08021**

[www.VantageRES.com](http://www.VantageRES.com)

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.