



FREESTANDING MEDICAL/OFFICE SPACE FOR SALE
211 WHITE HORSE ROAD EAST

VOORHEES, NJ 08043

856.797.1919

www.VantageRES.com

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

Ken Richardson

Executive Director

856.797.1919 x108
609.346.0512

Ken.Richardson@VantageRES.com

Vince Ceroli

Sales Associate

856.797.1919 x120
856.261.3000

Vince.Ceroli@VantageRES.com

OFFERING SUMMARY



BUILDING SIZE

+/- 2,600 SF



SALE PRICE

\$480,000



SIGNAGE

Monument and façade signage



PARKING

14 surface spaces



ZONING

01 - Office District



AREA HIGHLIGHTS

- ✓ Freestanding medical/office space with 2 private offices, 6 exam rooms, a kitchen, and 3 bathrooms
- ✓ Permitted uses including but not limited to medicine, social services, finance, accounting, insurance, real estate, law, engineering, architecture, and planning
- ✓ Located at a signalized intersection with great visibility and signage on heavily trafficked White Horse Road
- ✓ Property is located in a densely populated area near multiple centers and is in close proximity to I-295, Route 70, Route 73 and Springdale Road

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	10,895	88,245	226,318
2026 POPULATION PROJECTION	11,061	88,277	226,842
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	5,073	34,729	88,011
2026 HOUSEHOLD PROJECTION	5,157	34,769	88,245
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$97,302	\$102,227	\$113,176
MEDIAN HOUSEHOLD INCOME	\$71,994	\$76,107	\$86,688
TRAFFIC COUNT	21,033 VPD		

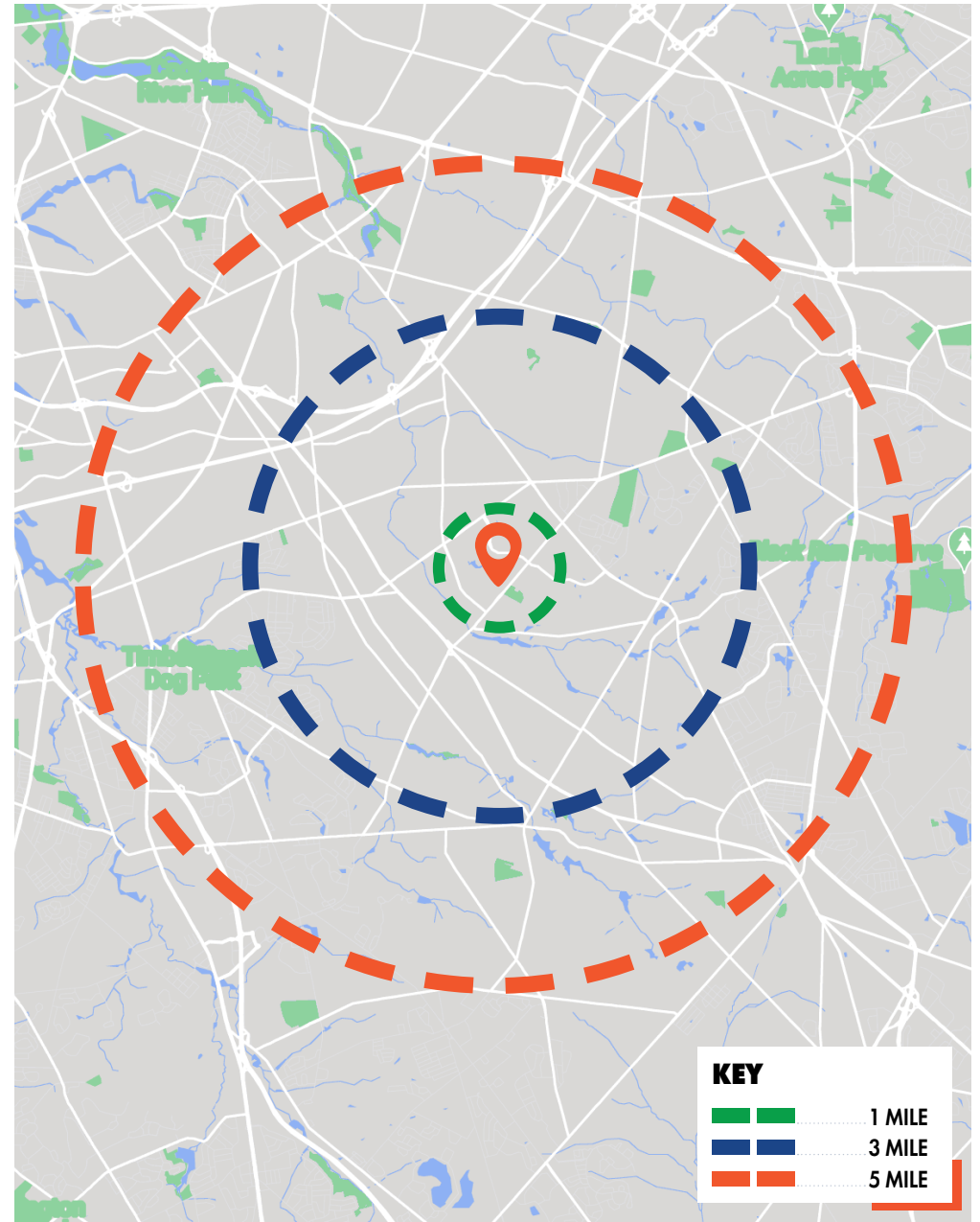
KEY DISTANCES

LINDENWOLD PATCO STATION
0.7 MILES

VOORHEES TOWN CENTER
1 MILE

I-295
3.6 MILES

PHILADELPHIA, PA
17 MILES



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NEARBY AMENITIES

DINING

- Applebee's Grill + Bar
- Chick-fil-A
- Dunkin'
- Lai Thai Cuisine
- McDonald's
- MT Masala Himalayan Cuisine Indian Style
- Nimit Palace
- Olive Garden
- Ott's Voorhees Tavern
- Panda Express
- Panera Bread
- Passariello's Pizzeria Italian kitchen
- Siena Italian Creative Cuisine
- Wendy's

RETAIL

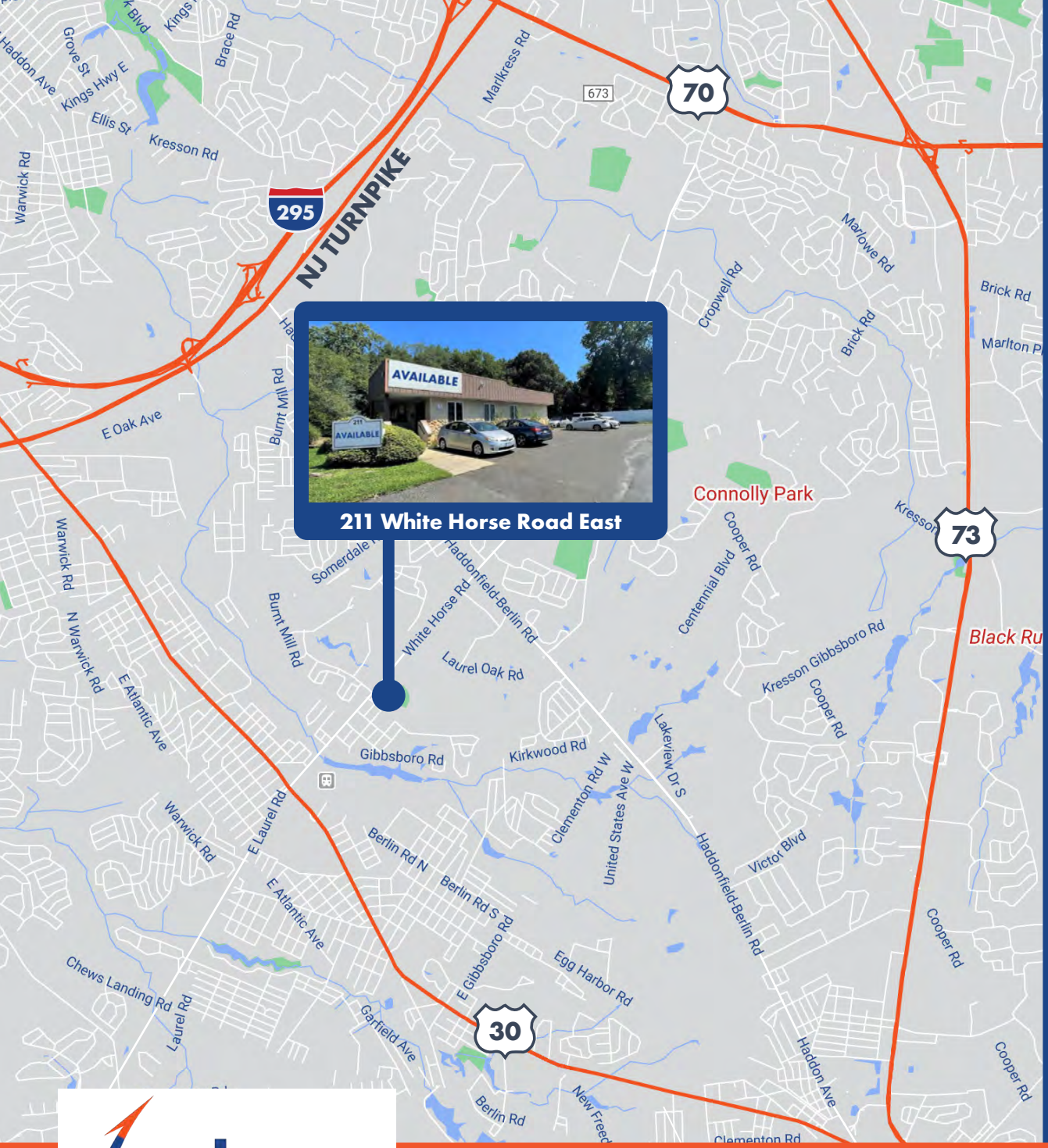
- ACME Markets
- Atlantic Coin & Jewelry Exchange
- FedEx Office Print Center
- Ross Dress for Less
- Royal Farms
- Target
- Voorhees Town Center:
 - Bath and Body Works
 - Boscov's
 - T-Mobile
- White Horse Car Wash

MEDICAL

- Advocare Schnall Pediatric Ophthalmology
- Jefferson Health Voorhees
- Voorhees Family Practice



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