



MEDICAL/PROFESSIONAL OFFICE FOR LEASE
707 HADDONFIELD-BERLIN ROAD

VOORHEES TOWNSHIP, NJ 08043

856.797.1919
www.VantageRES.com

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OFFERING SUMMARY



SF AVAILABLE

+/- 2,995 - 3,750 SF



LEASE RATE

\$18-20 / SF NNN



SIGNAGE

Monument and suite signage



PARKING

+/- 28 spaces



AREA HIGHLIGHTS

- ✓ Fit-out medical space available. Ideal for multiple uses including physical therapy, counseling services, or private practices
- ✓ Desirable medical/professional office with prominent visibility and signage on heavily trafficked Haddonfield-Berlin Road. Co-tenant includes a large dental practice
- ✓ The property is in close proximity to multiple retail centers and easily accessible from Route 70, Evesham and Springdale roads, and I-295. The building is situated among high demographic residential neighborhoods



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	8,863	78,810	218,432
2026 POPULATION PROJECTION	8,908	78,850	218,540
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	3,957	30,466	85,099
2026 HOUSEHOLD PROJECTION	3,977	30,497	85,168
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$110,513	\$116,664	\$116,756
MEDIAN HOUSEHOLD INCOME	\$78,597	\$88,275	\$89,521
TRAFFIC COUNT	21,310 VPD		

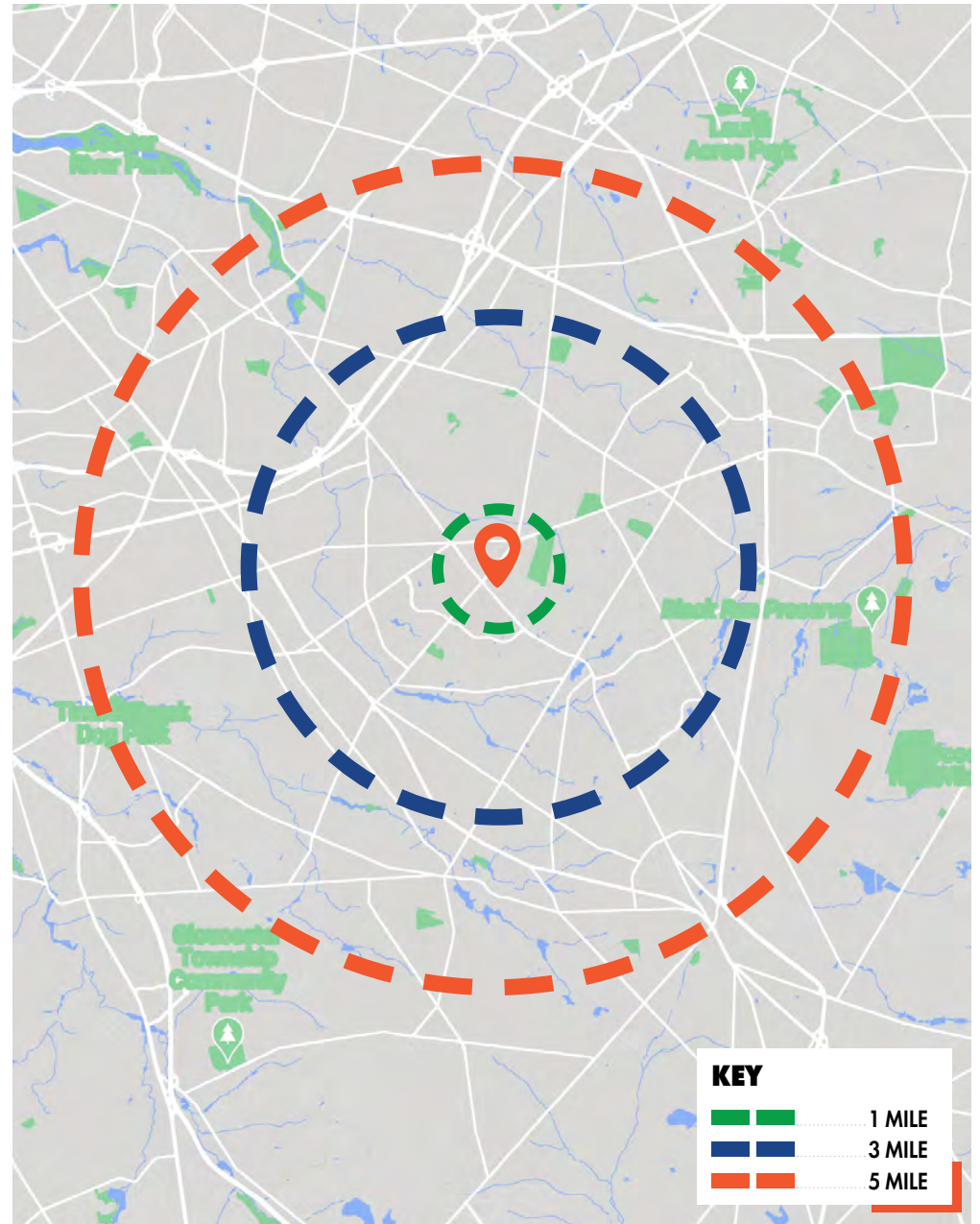
KEY DISTANCES

I-295
2.9 MILES

NJ TURNPIKE
7.9 MILES

BENJAMIN FRANKLIN BRIDGE
15 MILES

PHILADELPHIA, PA
16 MILES



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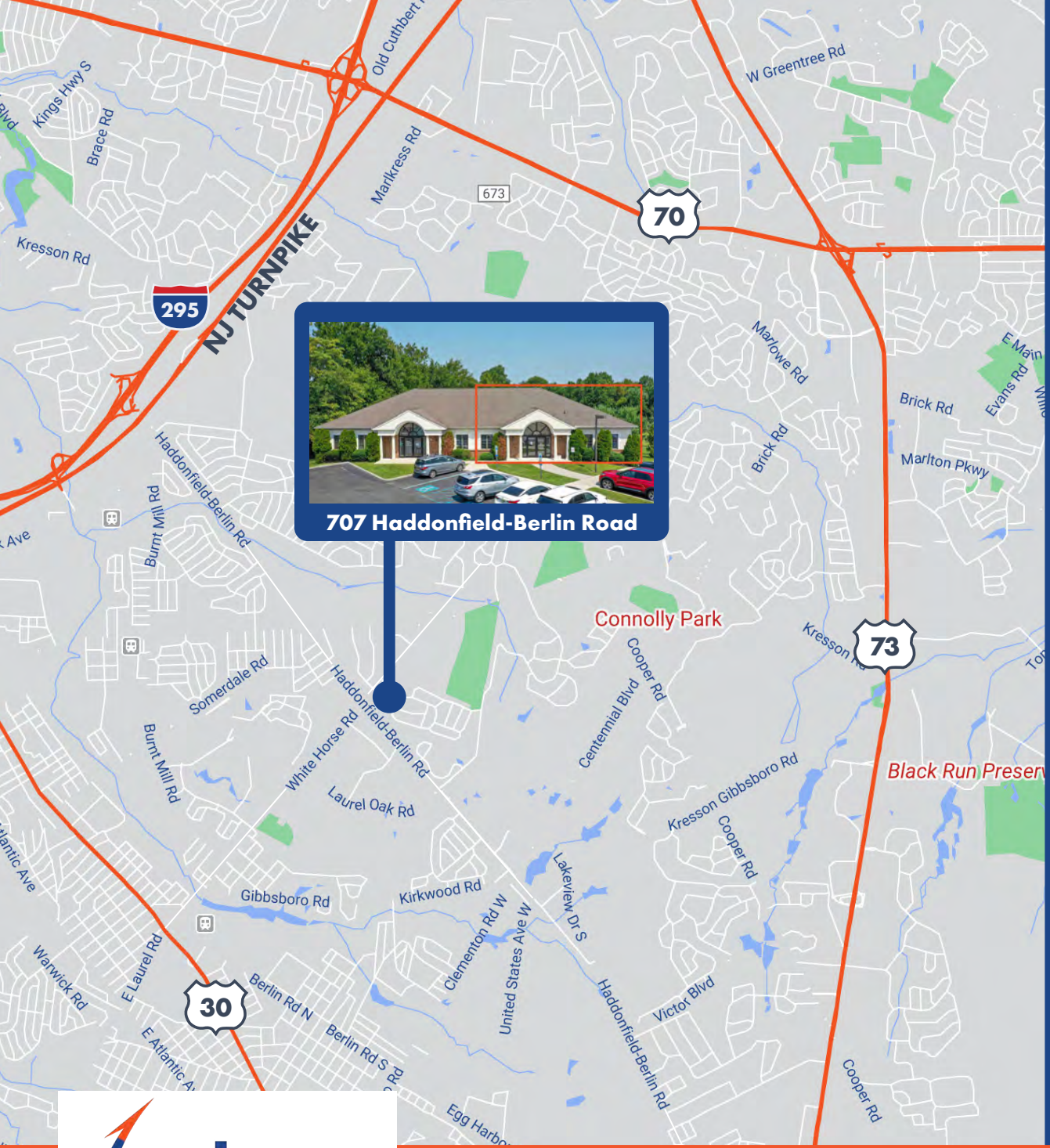
NEARBY AMENITIES

DINING

- Akira
- Ammas's South Indian Cuisine
- Applebee's Bar & Grill
- Chick-fil-A
- Chipotle
- McDonald's
- Ott's Voorhees Tavern
- Pho Voorhees
- Primo Hoagies
- Smoothie King
- Wawa

RETAIL

- Acme
- Bernards Salon and Spa
- Color Me Mine
- Kibbitz Room
- Michael's Diamond and Gold Club
- Ross Dress for Less
- Royal Farms
- Sports Clips
- CVS
- Target
- ShopRite
- Holly Ravine Plaza
- The Ritz Center
- Wine Warehouse



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