Vantage commercial

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

PRIME OFFICE SPACE FOR LEASE

1065 US-22, BRIDGEWATER, NJ 08807

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OFFERING SUMMARY

Asking Lease Rate: $18/SF + Electric

Size Available: +/- 2,150 SF

Zoning: GC

Parking: +/- 100 Spaces

Signage: Directory & Suite

PROPERTY HIGHLIGHTS

+ The building is centrally located along heavily trafficked Route 70 in the heart of Bridgewater and is in close proximity to restaurants, hotels, and retail shopping centers, including Bridgewater Commons

+ Prime offices spaces for accounting firms, general office users, law firms and other like uses

+ The building is easily accessible from all major thoroughfares including I-287, Route 202 and 206. Nearby amenities include Bridgewater Marriott, Bridgewater Commons, Cheesecake Factory among other retail, medical and service-type centers

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	8,059	55,894	130,704
PROJECTED 2028	8,263	58,227	136,596

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	3,158	20,919	48,202
PROJECTED 2028	3,240	21,826	50,512

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	$119,346	$124,790	$138,963
MEDIAN INCOME	$97,471	$97,392	$108,585

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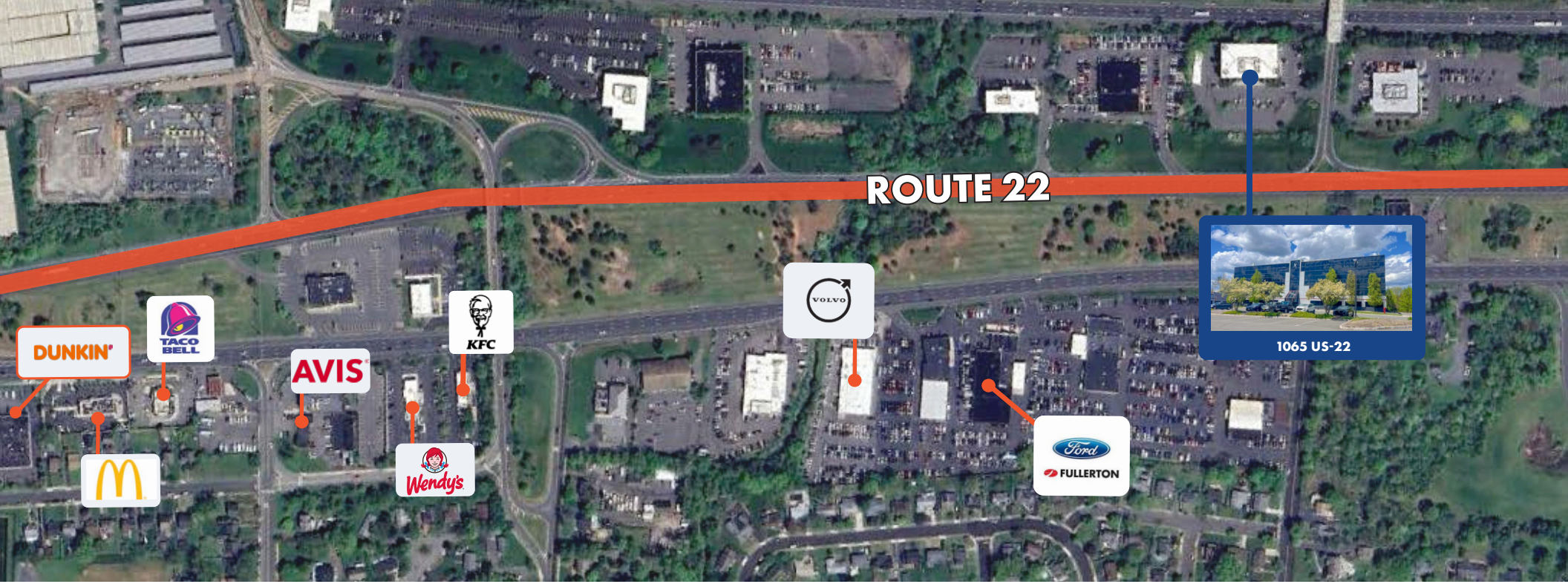

NEARBY AMENITIES

DINING

- Blaze Pizza
- Bridgewater Diner
- Chipotle
- Crumbl
- KFC
- Dunkin
- McDonalds
- Taco Bell
- Wendys

RETAIL/GROCERY

- 7-Eleven
- Blinds to Go
- Chimney Rock Inn
- Container Store
- Fullerton Auto Group
- Hampton Inn & Suites
- Honda
- Mattress Firm
- Midas
- Nordstrom Rack
- Safavieh Home Furnishings
- Shell
- Sherwin Williams
- Sleep Number
- Sunoco
- Super Saver
- Ulta
- Whole Foods