

WEST JERSEY MEDICAL PLAZA

94 Brick Road, Marlton, NJ 08053



FOR LEASE



OFFICE/MEDICAL



UP TO 21,058 SF



PROPERTY DESCRIPTION

Prime office / medical space in South Jersey's sought after 3M market! Suites available to accommodate many configurations and size ranges. Part of Virtua West Jersey Health System Marlton Campus with direct access to hospital and multiplex rehabilitation facility.

- Located just off Route 73 with easy access to I-295 & NJ Turnpike
- Surrounded by numerous retailers & restaurants including the Promenade at Sagemore

LEASE RATE:

\$15.00 SF/YR (NNN)

FOR MORE INFORMATION

Rebecca Ting, SIOR

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✉ rebecca.ting@naimertz.com

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NAI Mertz



NAI Mertz | 21 Roland Avenue
Mount Laurel, NJ 08054

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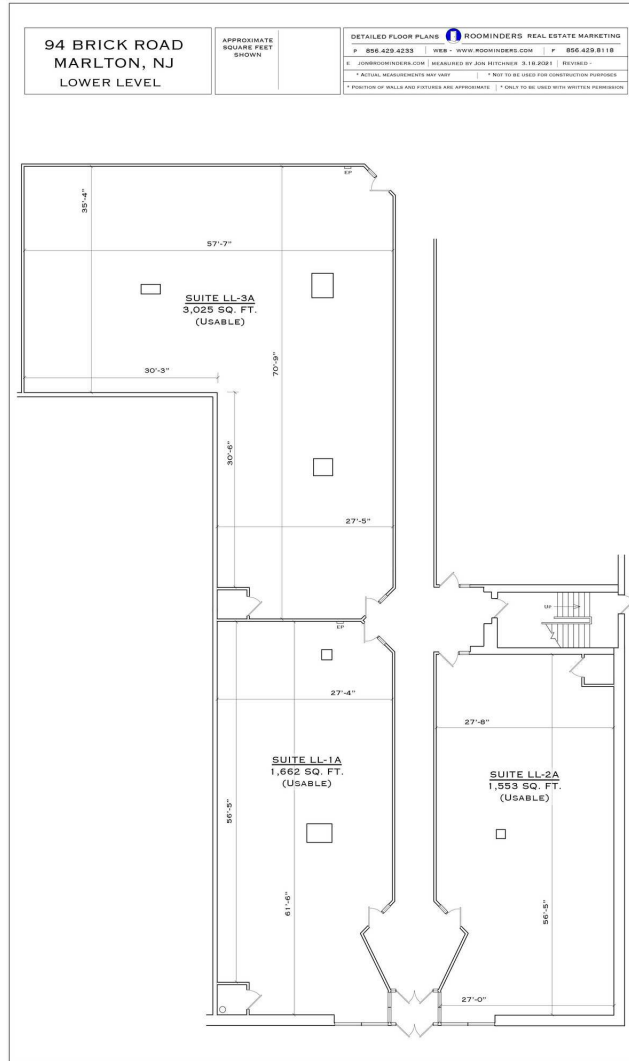
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AVAILABLE SPACES - LOWER LEVEL

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1-A - 94 Brick Road	1,662 SF	NNN	\$15.00 SF/yr	1,662 Usable SF
2-A - 94 Brick Road	1,553 SF	NNN	\$15.00 SF/yr	1,553 Usable SF
3-A - 94 Brick Road	3,025 SF	NNN	\$15.00 SF/yr	3,025 Usable SF

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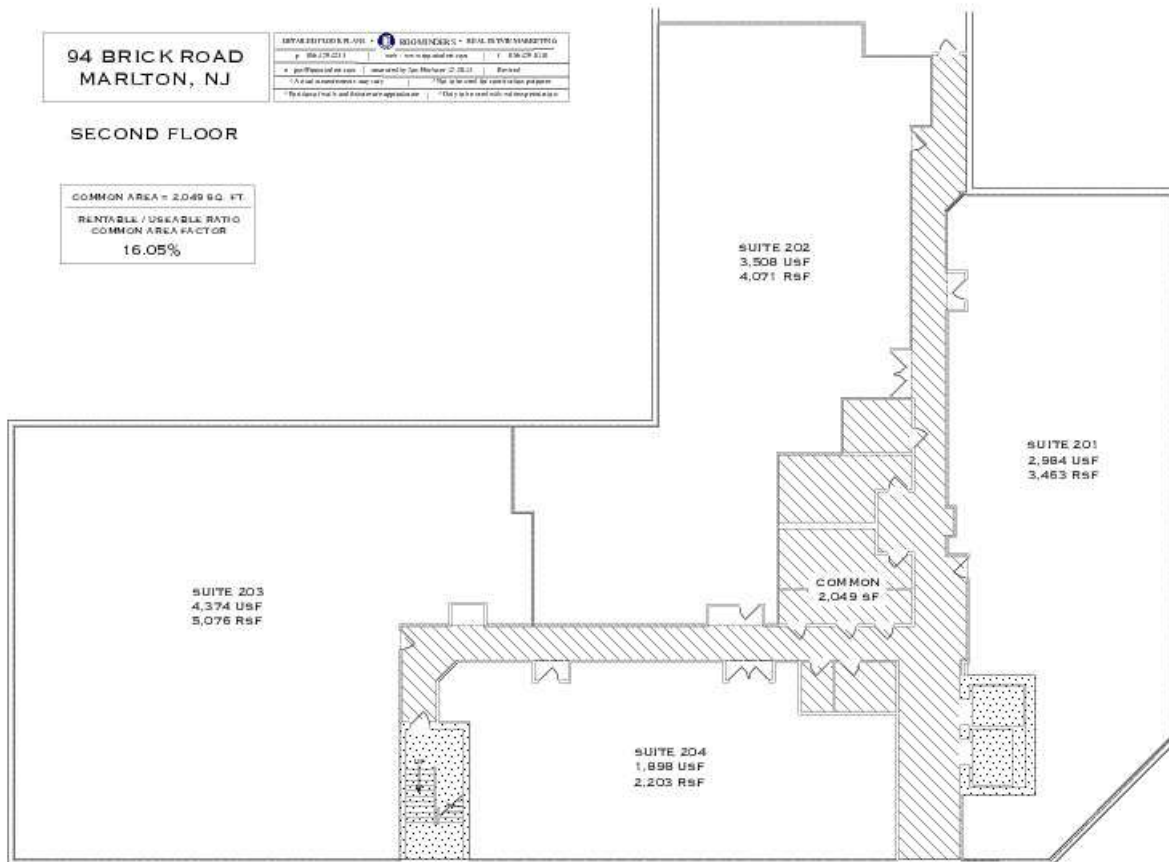
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AVAILABLE SPACES - SECOND FLOOR

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201 - 94 Brick Road	3,463 - 14,813 SF	NNN	\$15.00 SF/yr	Usable SF totals 2,984+/- SF. Can be combined with additional space(s) for full floor availability of 14,813+/- SF.
202 - 94 Brick Road	4,071 - 14,813 SF	NNN	\$15.00 SF/yr	Usable SF totals 3,508+/- SF. Can be combined with additional space(s) for full floor availability of 14,813+/- SF.
203 - 94 Brick Road	5,076 - 14,813 SF	NNN	\$15.00 SF/yr	Usable SF totals 4,374+/- SF. Can be combined with additional space(s) for full floor availability of 14,813+/- SF.
204 - 94 Brick Road	2,203 - 14,813 SF	NNN	\$15.00 SF/yr	Usable SF totals 1,898+/- SF. Can be combined with additional space(s) for full floor availability of 14,813+/- SF.

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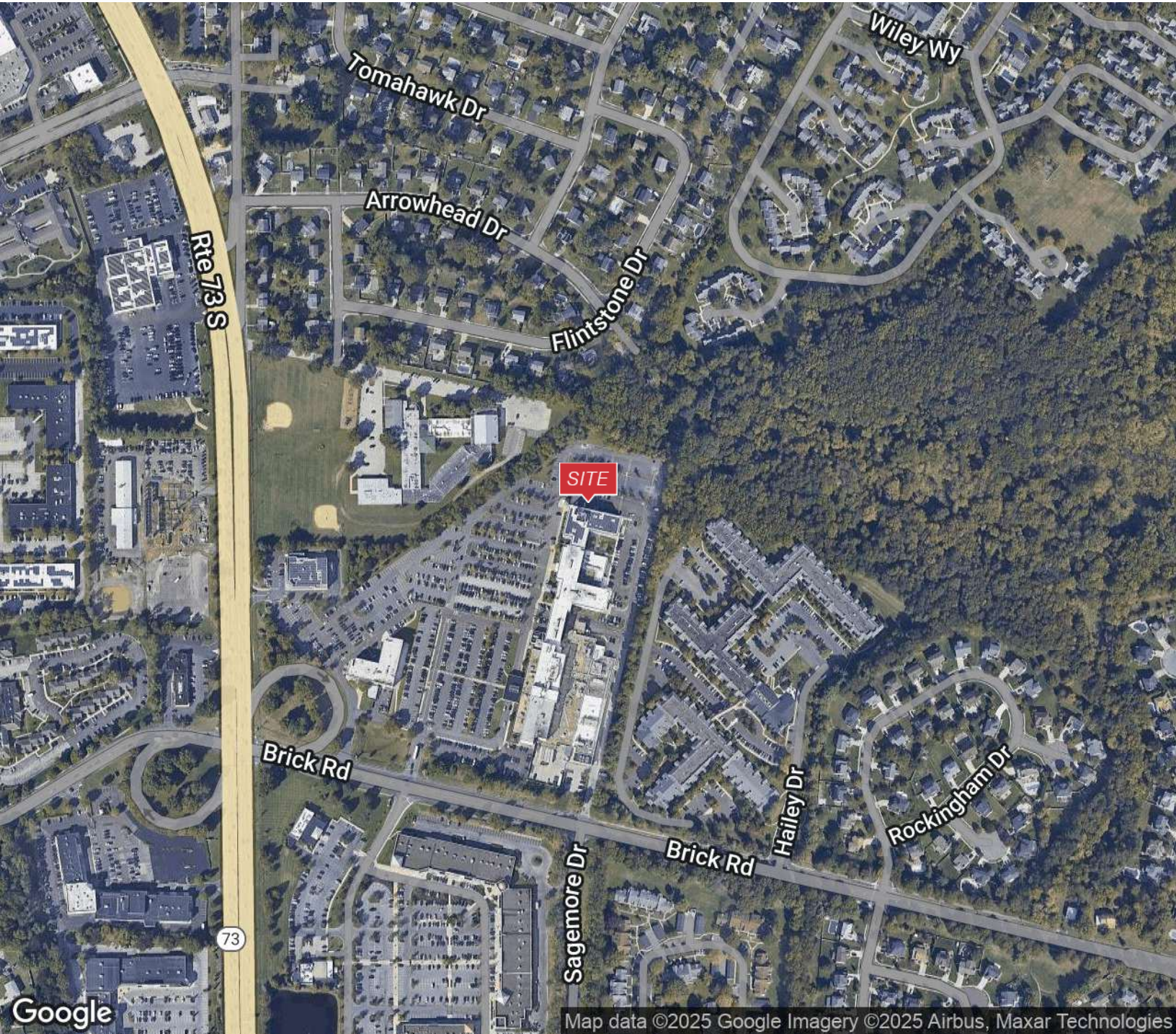
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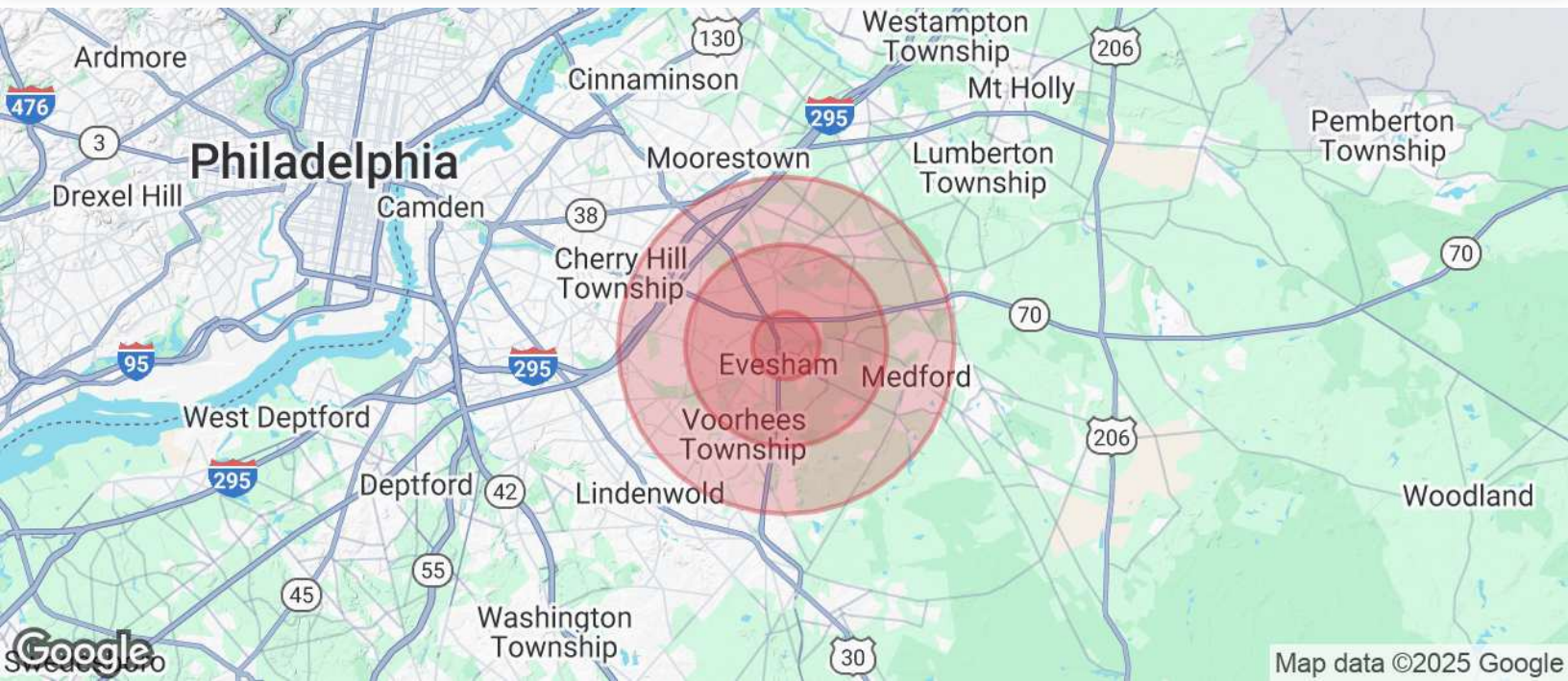
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,303	68,525	151,369
Average Age	40.8	41.2	41.8
Average Age (Male)	38.1	39.6	40.5
Average Age (Female)	43.7	42.8	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,129	25,095	55,570
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$92,384	\$108,940	\$116,666
Average House Value	\$279,236	\$338,437	\$372,726

2020 American Community Survey (ACS)

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