

Vince Ceroli

Senior Advisor

856.797.1919 x120

Vince.Ceroli@VantageRES.com

Emily Stein

Managing Director

856.797.1919 x110

Emily.Stein@VantageRES.com

856.797.1919

VantageRES.com

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

**END-CAP
UNIT**

**FOR
SALE**



PAVILLIONS OF VOORHEES

OFFICE CONDO FOR SALE

2301 EVESHAM RD, SUITE 208, VOORHEES, NJ 08043



DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES 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.

OFFERING SUMMARY

Sale Price: \$145,000

Size Available: +/- 1,012 SF

Signage: Facade & Directory

Zoning: 01 - Office

Parking: 65 Shared Spaces

Condo Fees: \$379/Month

Taxes: \$4,167.31/Year



PROPERTY HIGHLIGHTS

+ Suite 208 offers a flexible, functional layout in 1,012 SF with an open floor plan and three private offices set within a well-maintained professional office campus, ideal for professional, medical, or wellness practices.

+ Convenient regional accessibility — centrally located on Evesham Road with easy access to Route 73 and I-295, putting Cherry Hill, Haddonfield, Marlton, and Mount Laurel all within reach for clients across the region.

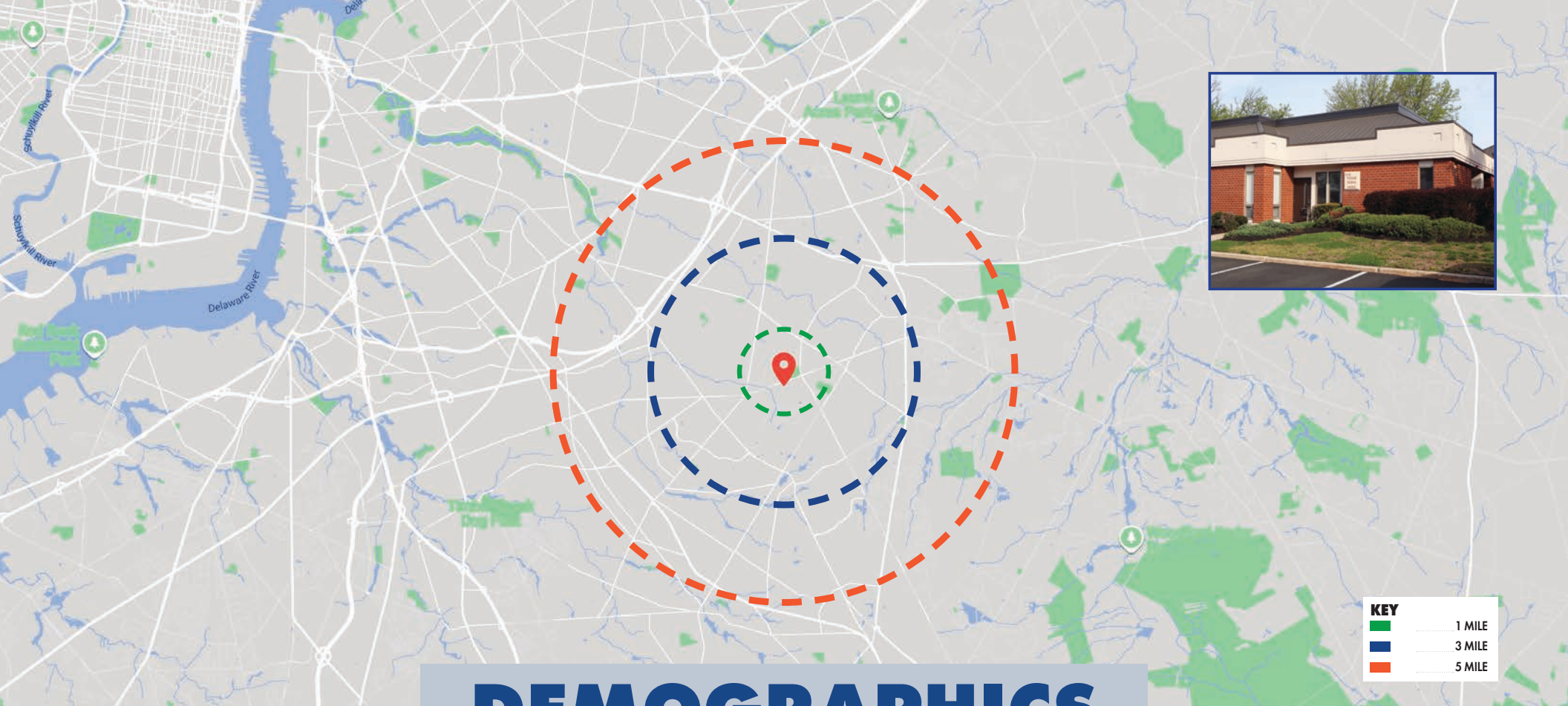
+ Surrounded by everyday conveniences. Everything your clients and staff need is just minutes away — Short Hills Shopping Center, The Promenade at Sagemore, Eagle Plaza, Starbucks, Wawa, and a variety of local restaurants all within easy reach.

FOR SALE

2301 EVESHAM RD, SUITE 208, VOORHEES, NJ 08043



856.797.1919 | VantageRES.com



DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	35,204	216,606	784,724
PROJECTED 2029	35,885	220,955	766,543

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	12,927	84,732	288,419
PROJECTED 2029	13,183	86,471	295,372

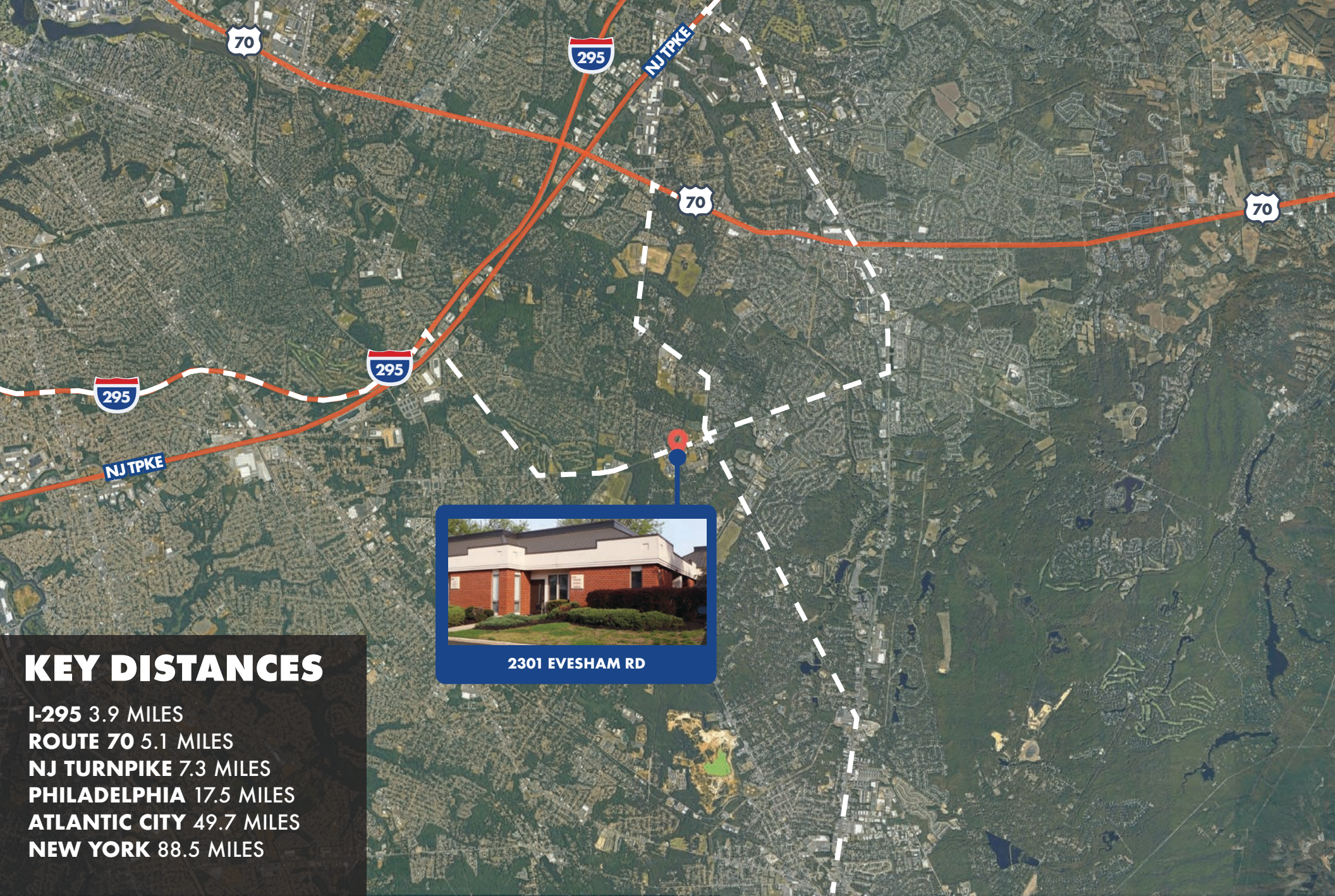
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$164,551	\$133,505	\$122,201
MEDIAN 2029	\$139,758	\$104,779	\$96,108

FOR SALE

2301 EVESHAM RD, SUITE 208, VOORHEES, NJ 08043



856.797.1919 | VantageRES.com



KEY DISTANCES

I-295 3.9 MILES
ROUTE 70 5.1 MILES
NJ TURNPIKE 7.3 MILES
PHILADELPHIA 17.5 MILES
ATLANTIC CITY 49.7 MILES
NEW YORK 88.5 MILES

FOR SALE

2301 EVESHAM RD, SUITE 208, VOORHEES, NJ 08043



856.797.1919 | VantageRES.com



NEARBY AMENITIES

DINING

- Buffalo Wild Wings
- Chick-fil-A
- Dunkin'
- Greens and Grains
- Ott's Tavern
- Pancheros Mexican Grill
- Panda Express
- Panera Bread
- Santucci's Original Square Pizza
- Smoothie King
- Starbucks
- Wawa
- Wendy's

RETAIL/GROCERY

- AMC Theaters
- Bank of America
- Cooper University Health Campus
- CVS
- Eagle Plaza
- Eastern Regional High School
- Echelon Health & Fitness
- Goodwill Donation Center
- Hair Cuttery
- Patient First Primary & Urgent Care
- PNC Bank
- Public Storage
- Saddlehill Winery
- Shoprite
- Target
- TD Bank
- The Edge Fitness Clubs
- USPS
- Voorhees Golf Land

FOR SALE

2301 EVESHAM RD, SUITE 208, VOORHEES, NJ 08043



856.797.1919 | VantageRES.com