Medical Office Space Available

Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SUITES RANGING FROM 1,100 – 10,000 SF

Property Highlights

- Class-A outpatient medical facility
- Comprised of various clinical uses including an ambulatory surgery center, urgent care, imaging, cancer center, and a variety of specialties
- Suites ranging from 1,100 – 10,000 SF
- Well capitalized ownership offering an above market tenant improvement allowance

NAI Geis Realty Group, Inc.

For more information, please contact:

Dan Moller
dmoller@geisrealty.com
215.701.0722

Tom Hummel
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215.568.2505

Owned & Managed By: Welltower

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Virtua Health & Wellness Center – Washington Township

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AVAILABLE SPACES

First Floor

SUITE	SIZE	DESCRIPTION
Suite 105	4,431 SF	2nd generation space
Suite 115	1,963 SF	Retail or Class room space
Suite 120	2,010 SF	Former Child Care Space
Suite 150	5,084 SF	Fully customizable space. Currently in shell condition. With small retail pharmacy space

Second Floor

SUITE	SIZE	DESCRIPTION
Suite 220	4,864 SF	Former Cardiac Rehab space
Suite 230	10,247 SF	Fully customizable space. Currently in shell condition.
Suite 235	2,031 SF	Former conference center
Suite 240	2,599 SF	Ready to go medical space
Suite 250	7,271 SF	Recently updated clinical space.
Suite 255	1,163 SF	Fully customizable space. Currently in shell condition.
Suite 270	3,887 SF	Fully customizable space. Currently in shell condition.

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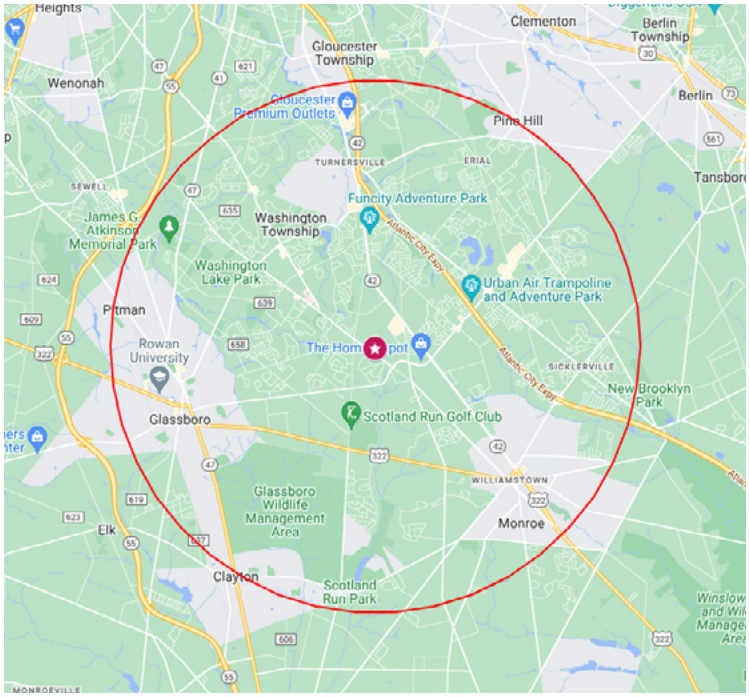
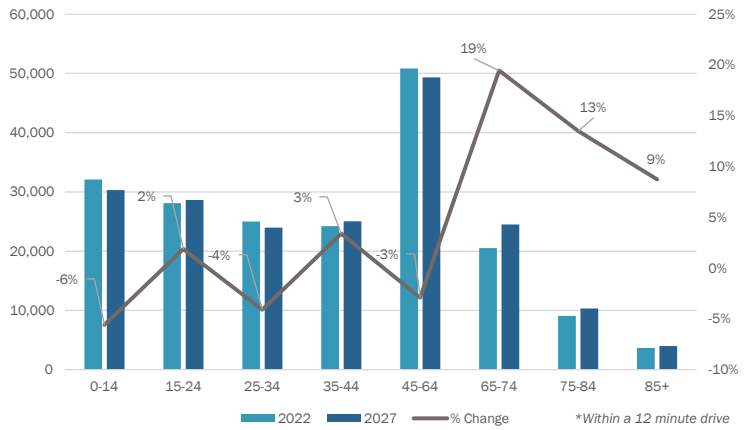
Health Care Market Analysis

Welltower analyzed the market within in a 5 mile radius of the property as shown on the map below.



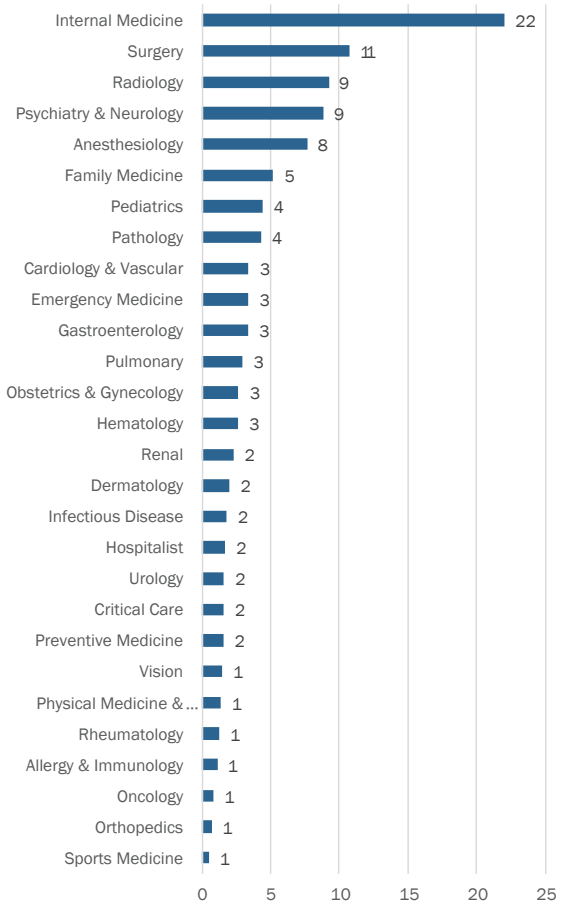
Projected Population Shift

With the 45-64 age cohort representing the largest percentage of the total population (20%), the need for clinical services in this market will increase in future years.



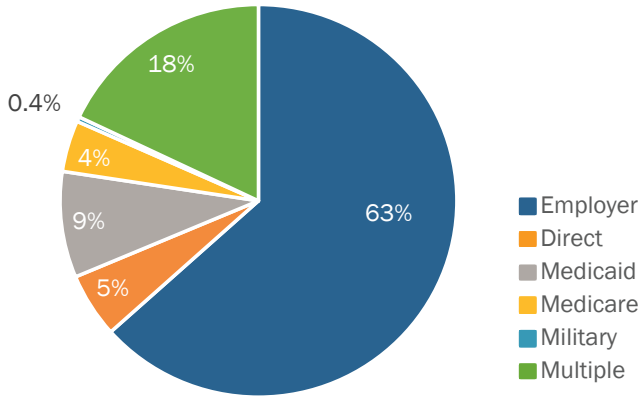
Physician Need by Specialty

The graph below highlights the number of full-time physicians (FTE) for each specialty in need.



Source: Revista

Payor Mix



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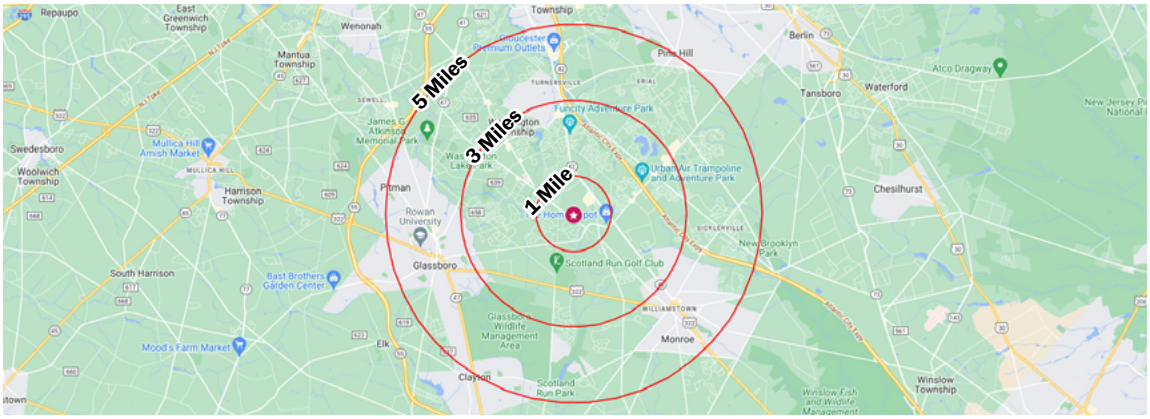

POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,236	56,286	150,762
Median age	41.4	40.3	39.1
Median age (Male)	41.2	38.3	37.5
Median age (Female)	41.4	40.9	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,007	21,264	56,901
# of persons per HH	2.6	2.6	2.6
Average HH income	$120,420	$105,463	$98,560
Average house value	$284,310	$236,217	$219,789

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	6.1%	7.6%	8.1%

RACE (%)	1 MILE	3 MILES	5 MILES
White	84.5%	77.5%	72.0%
Black	10.1%	14.8%	18.3%
Asian	1.9%	2.5%	3.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.3%	0.2%
Other	0.8%	1.5%	2.0%

** Demographic data derived from 2020 ACS - US Census*

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First Floor

SUITE	SIZE	DESCRIPTION
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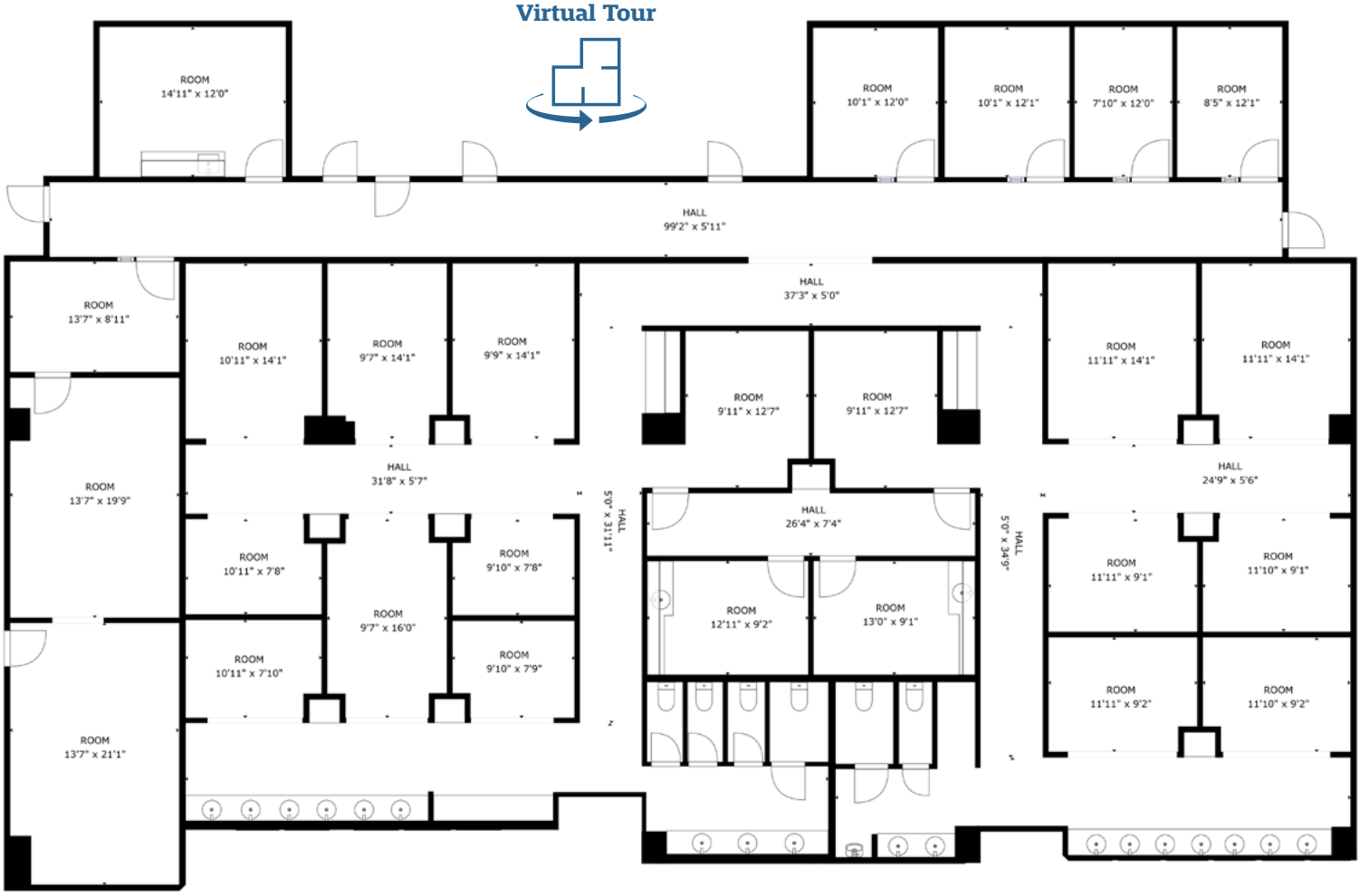
Virtual Tour



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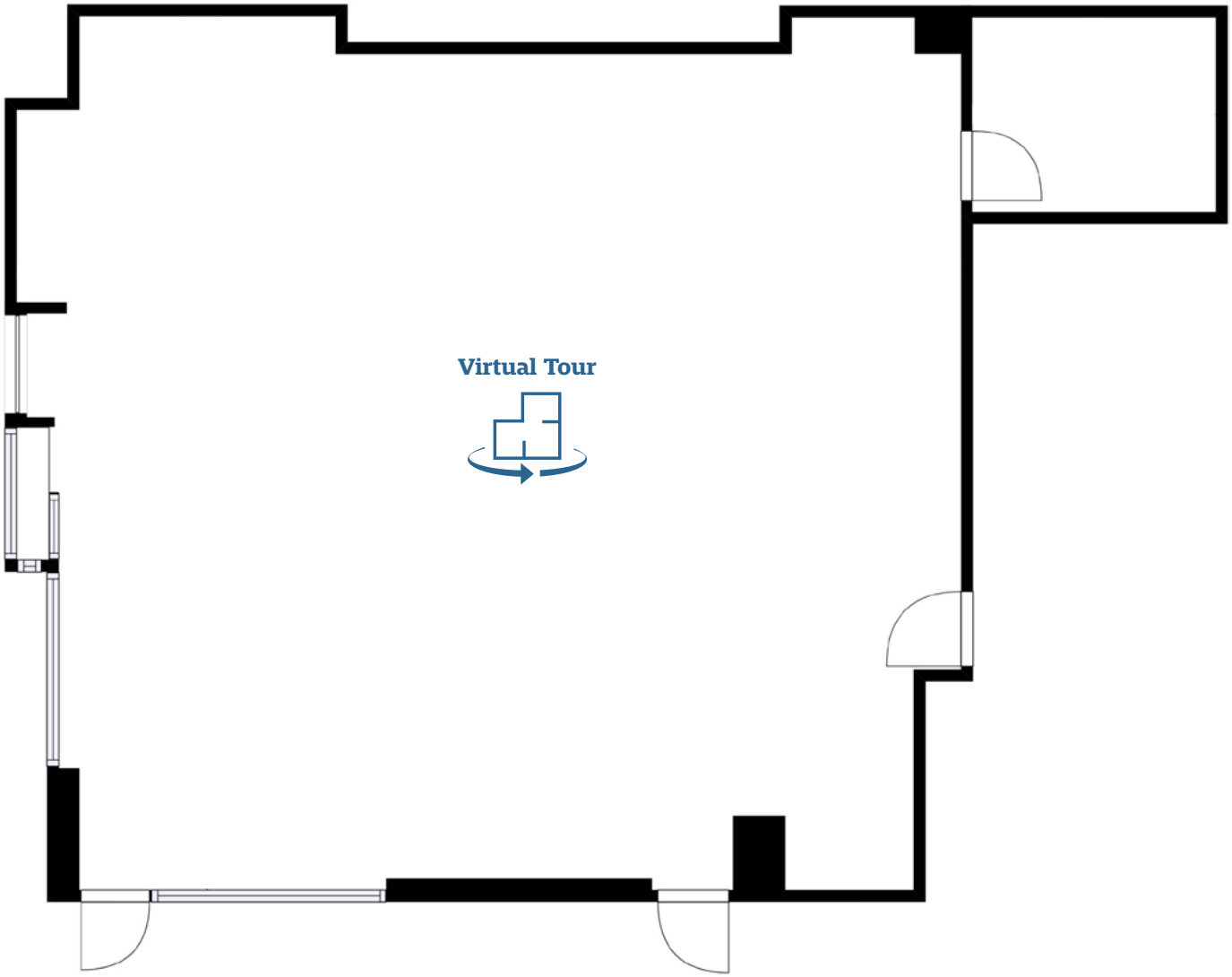

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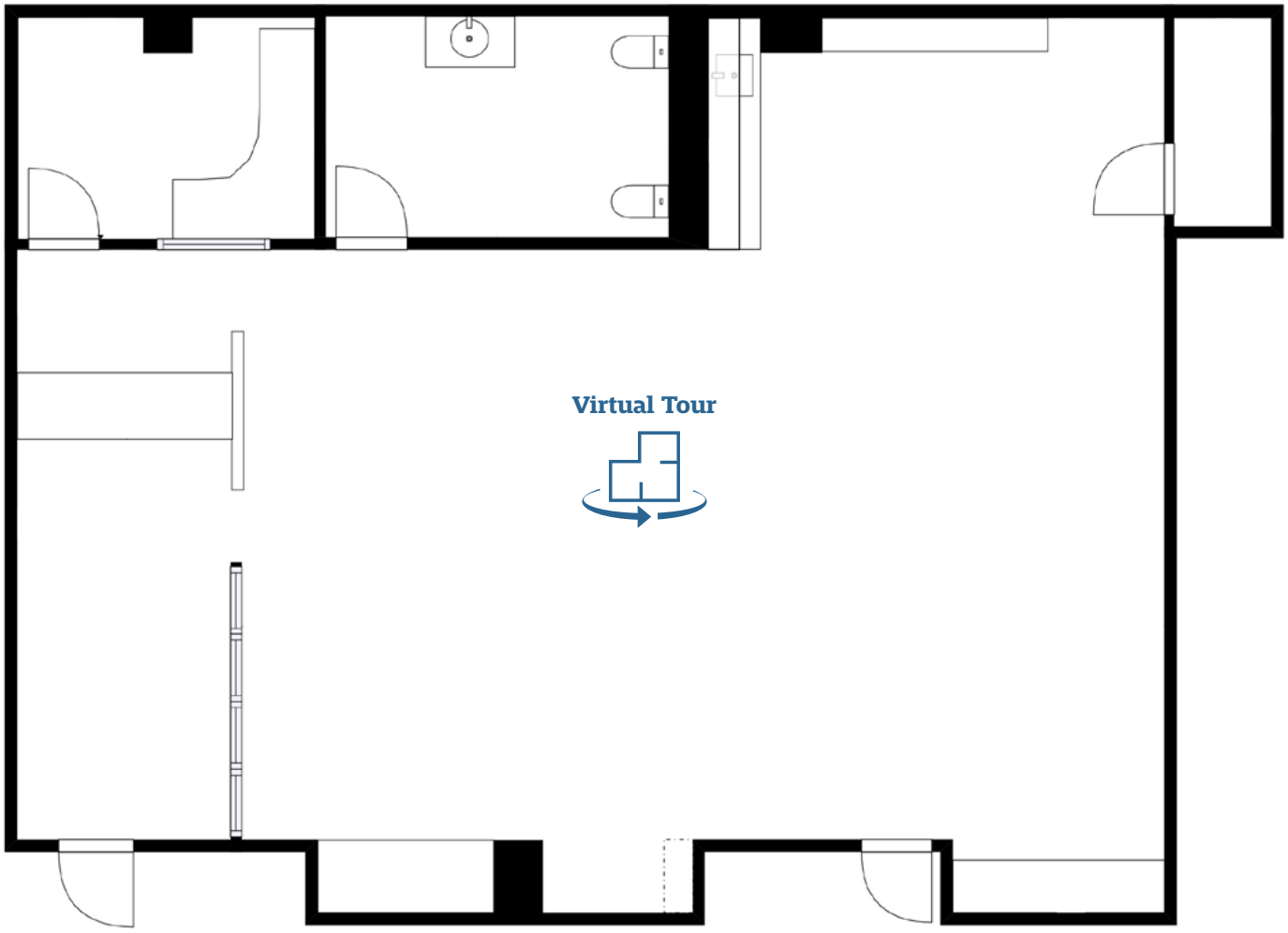

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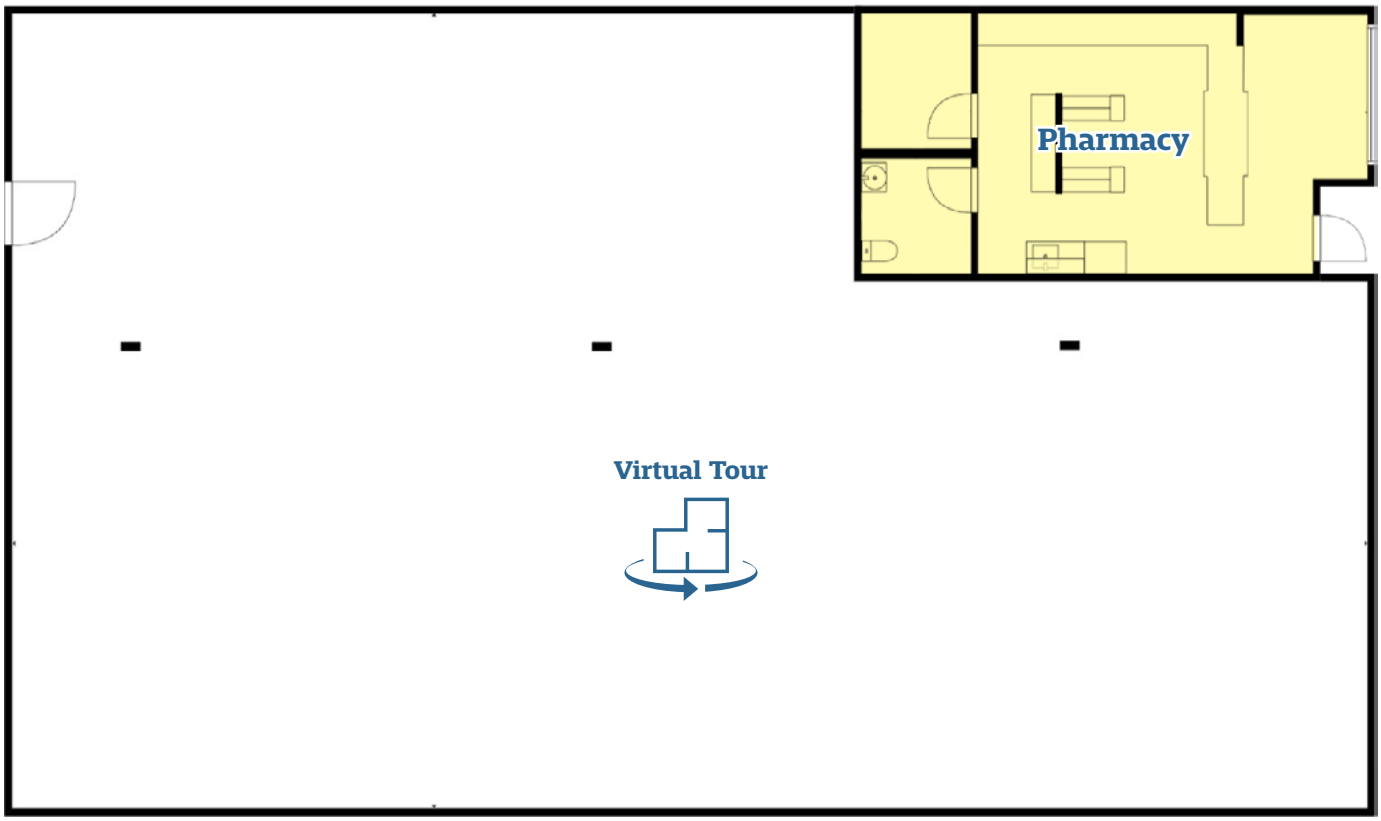

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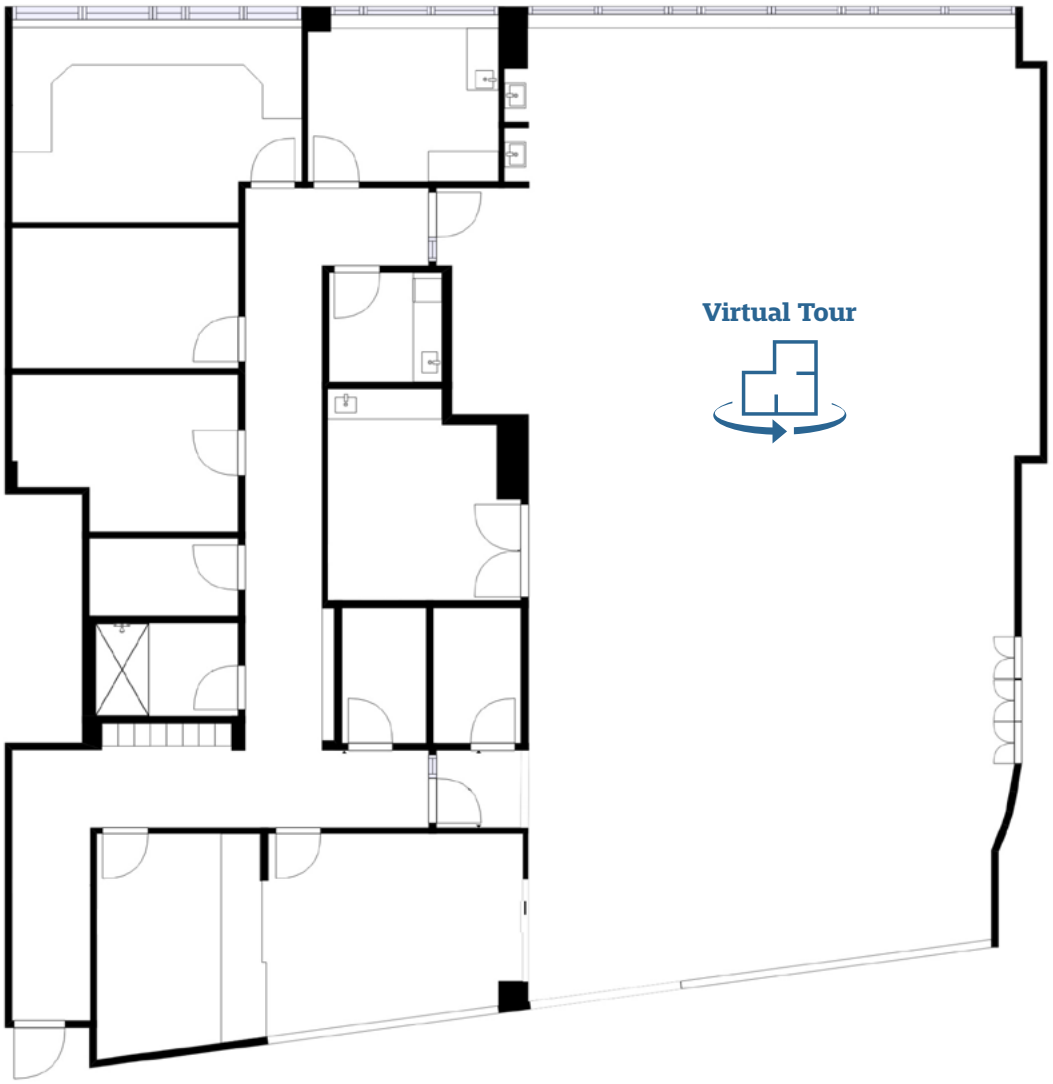

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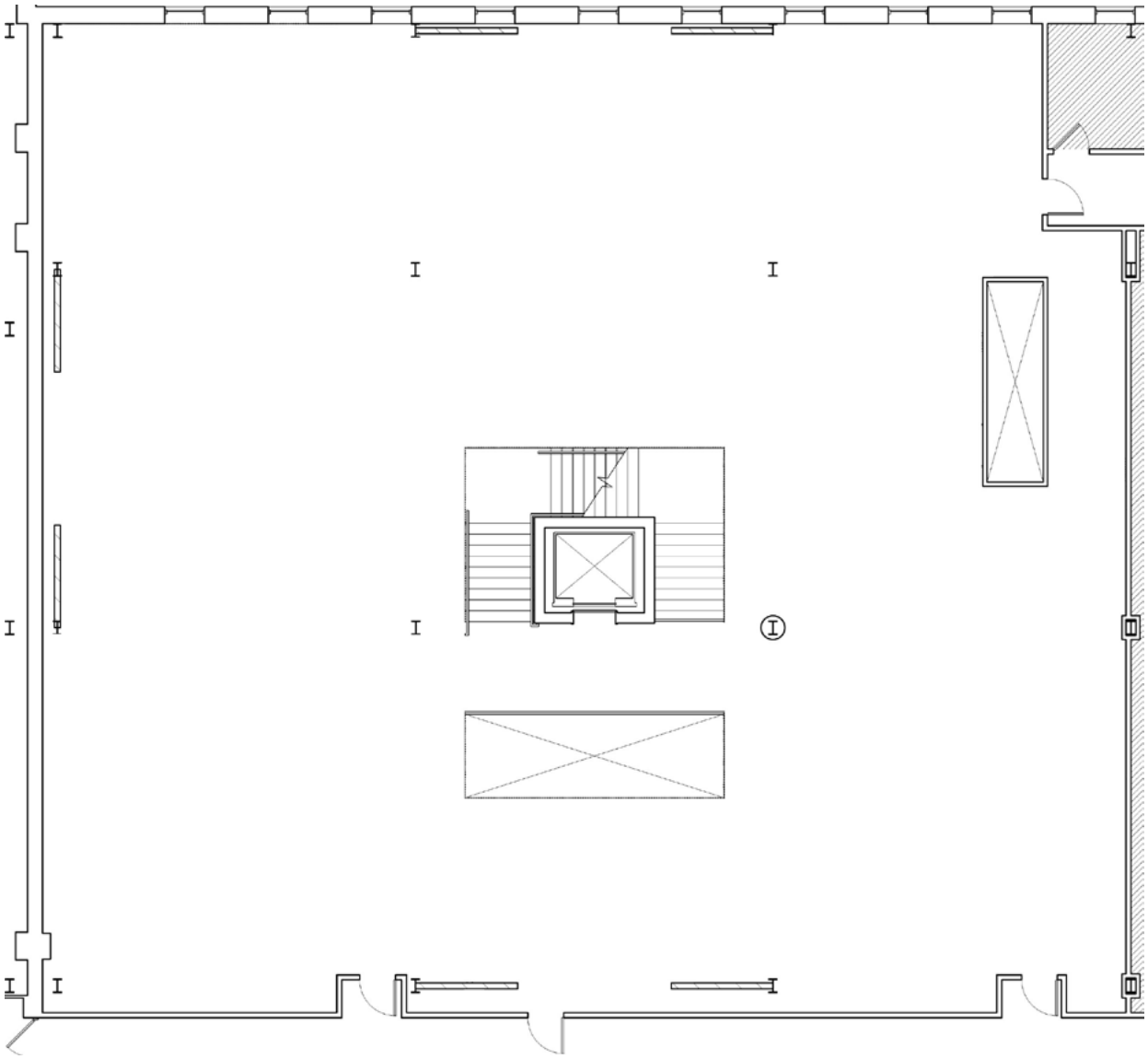

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Second Floor

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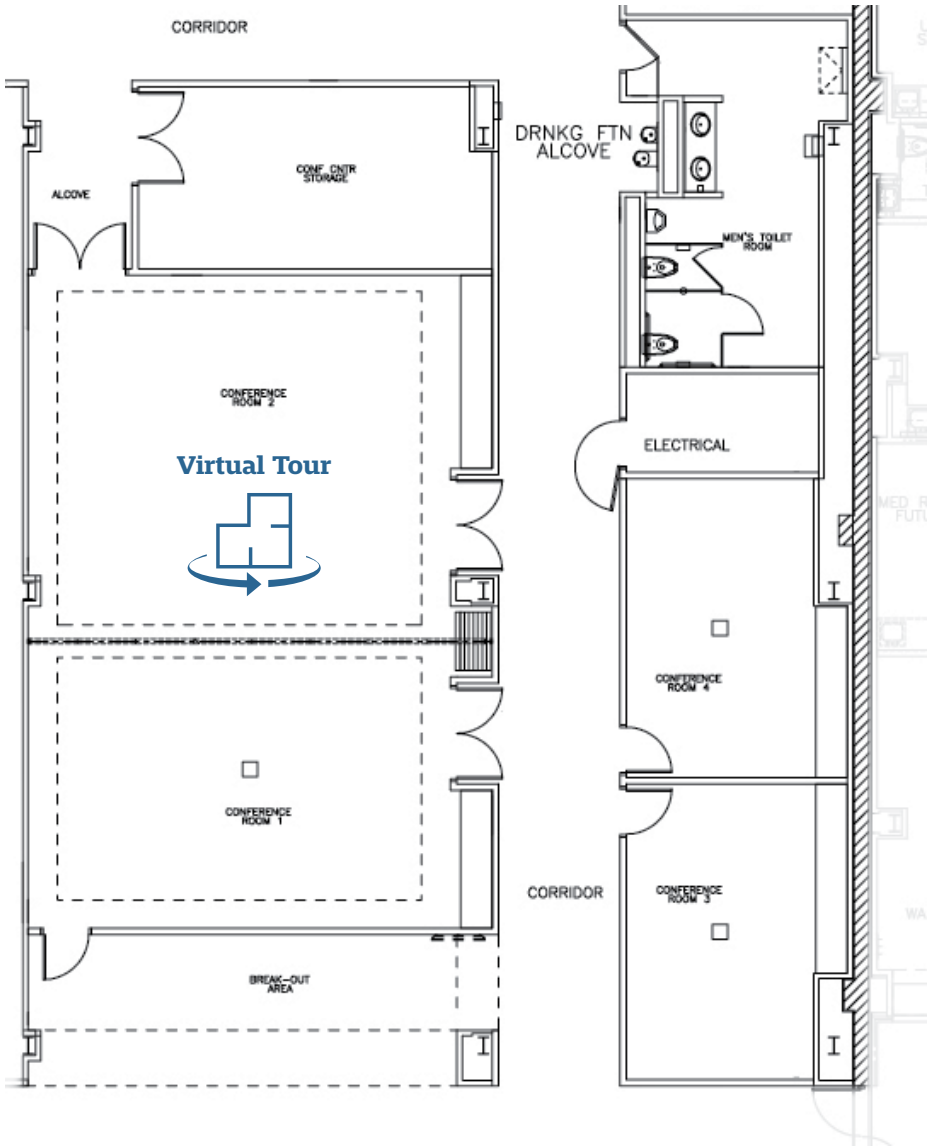

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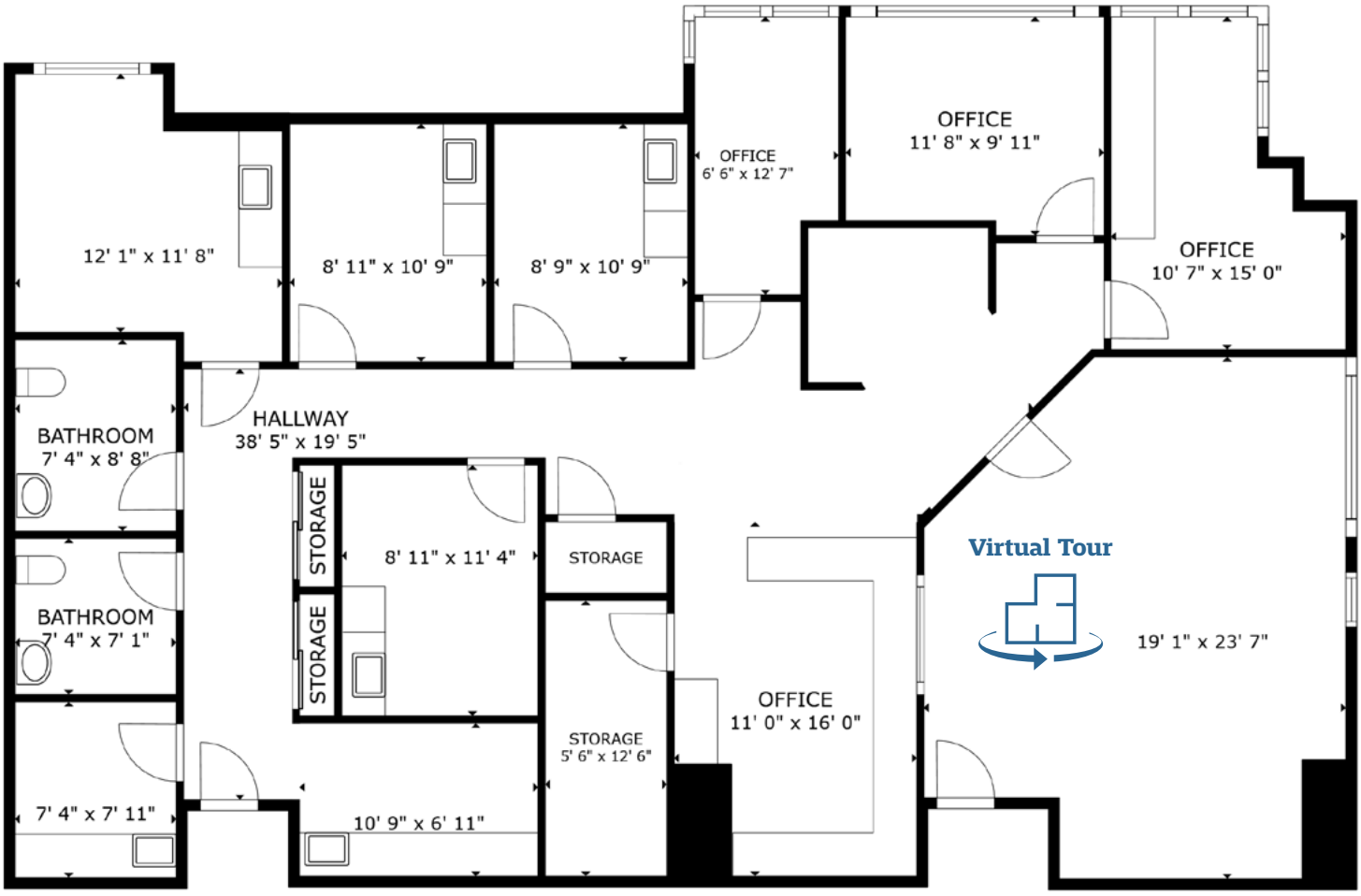

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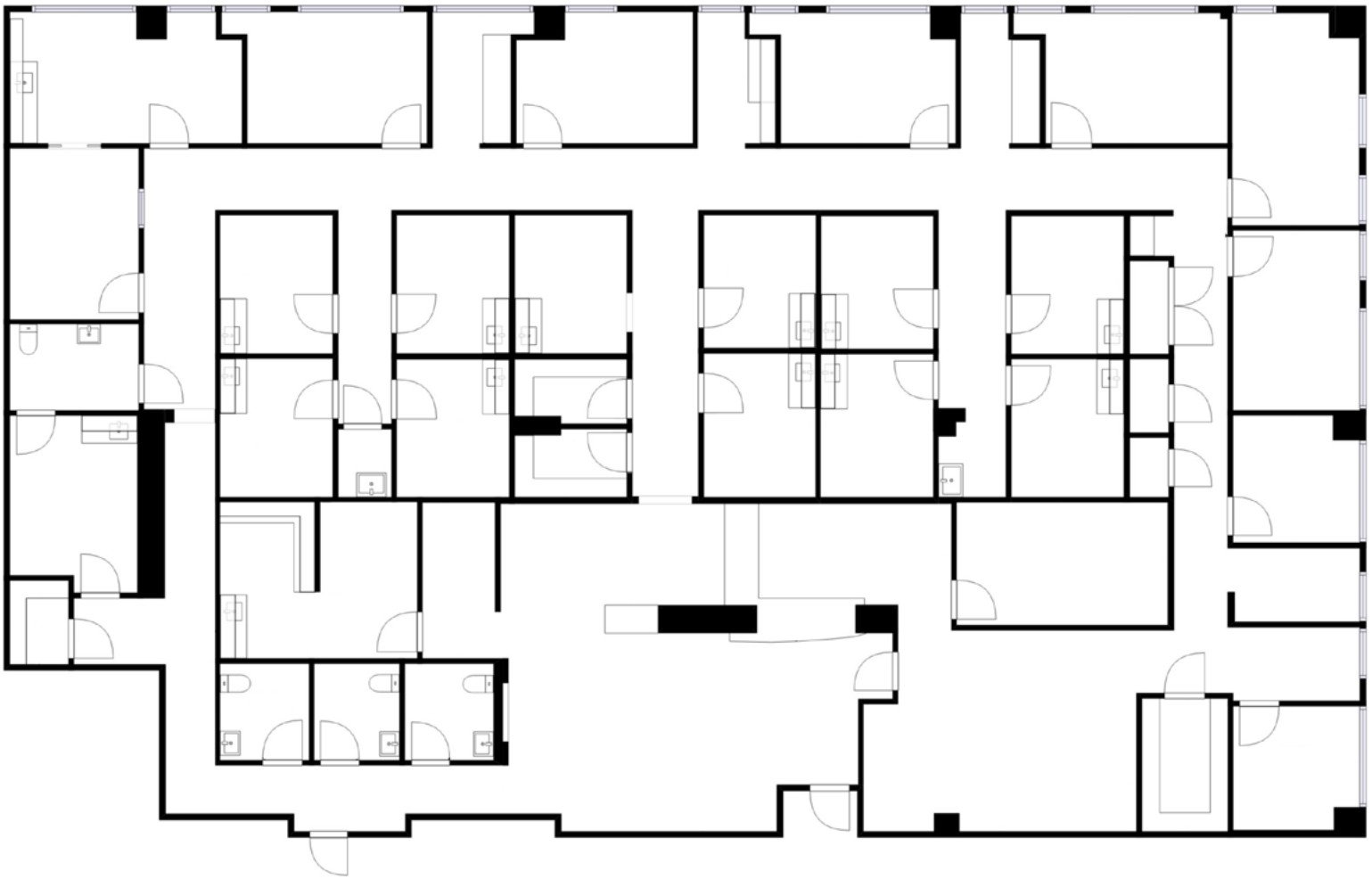

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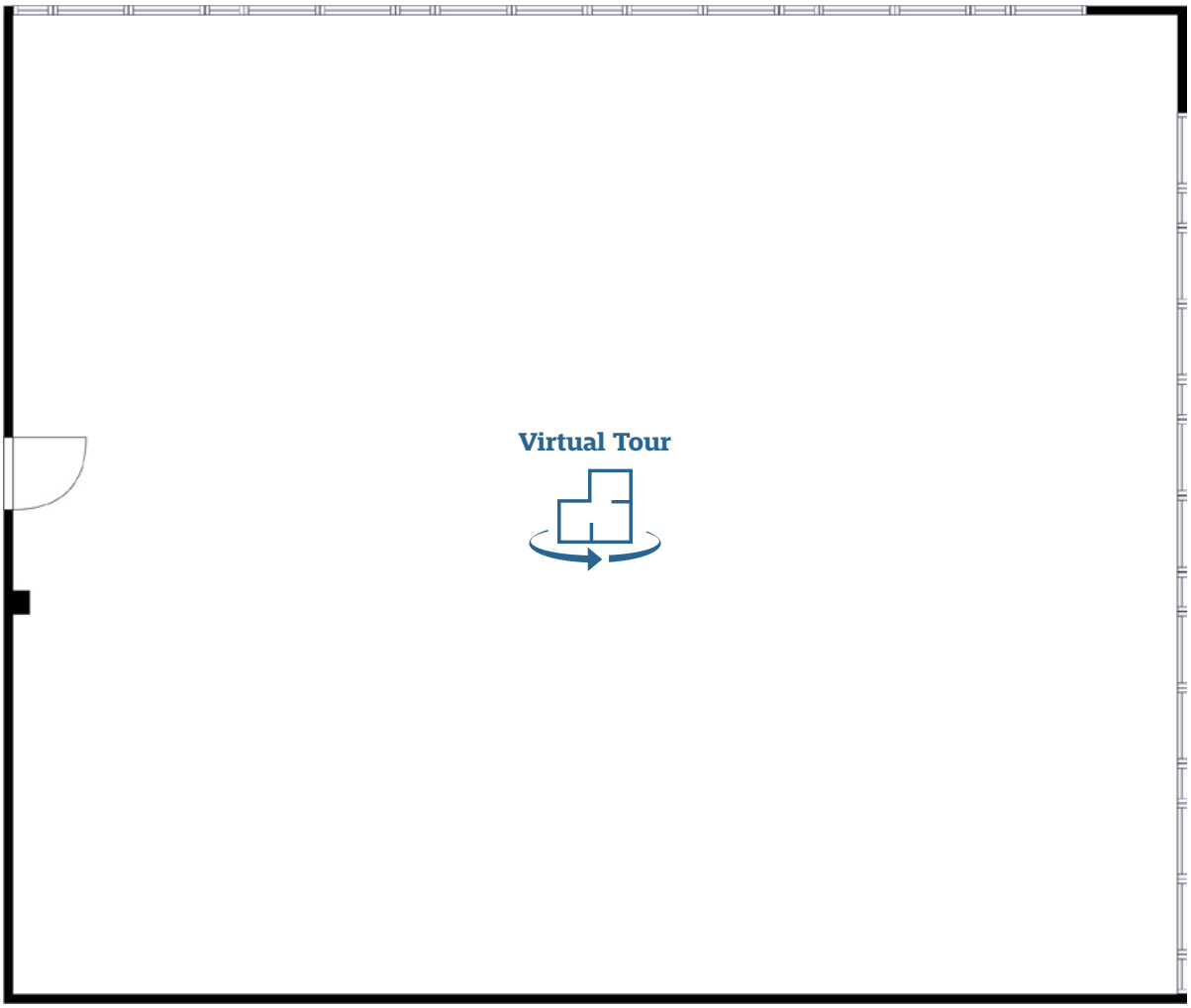
Suite 270	3,887 SF	Fully customizable space. Currently in shell condition.



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