



FOR
LEASE

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



OFFICE FOR LEASE

801 BRIDGEBORO ROAD, BEVERLY, NJ 08010



PROPERTY SUMMARY

Asking Lease Rate: \$12/ SF + Utilities

SF Available: +/- 6,000 SF

- First Floor: +/- 3,000 SF

- Lower Level: +/- 3,000 SF

Parking: On-Site Parking

Zoning: Industrial



PROPERTY HIGHLIGHTS

+ This office space is part of a unique office/industrial complex. The suites have been fully renovated, offering modernized spaces tailored to meet tenant needs. The suites include private offices, kitchenette, and bullpen space

+ With a flexible layout, this property is ideal for a variety of uses, including traditional office spaces, sales offices, and service providers

+ Conveniently located near Route 130, the Burlington-Bristol Bridge, and I-295, this property offers excellent accessibility for businesses and clients alike. Nearby amenities include Virtua Willingboro Hospital, The Madison event space, and various dining and retail options, providing added convenience for employees and visitors

+ Option to lease nearby warehouse space if storage facility is required for a prospective tenant's use

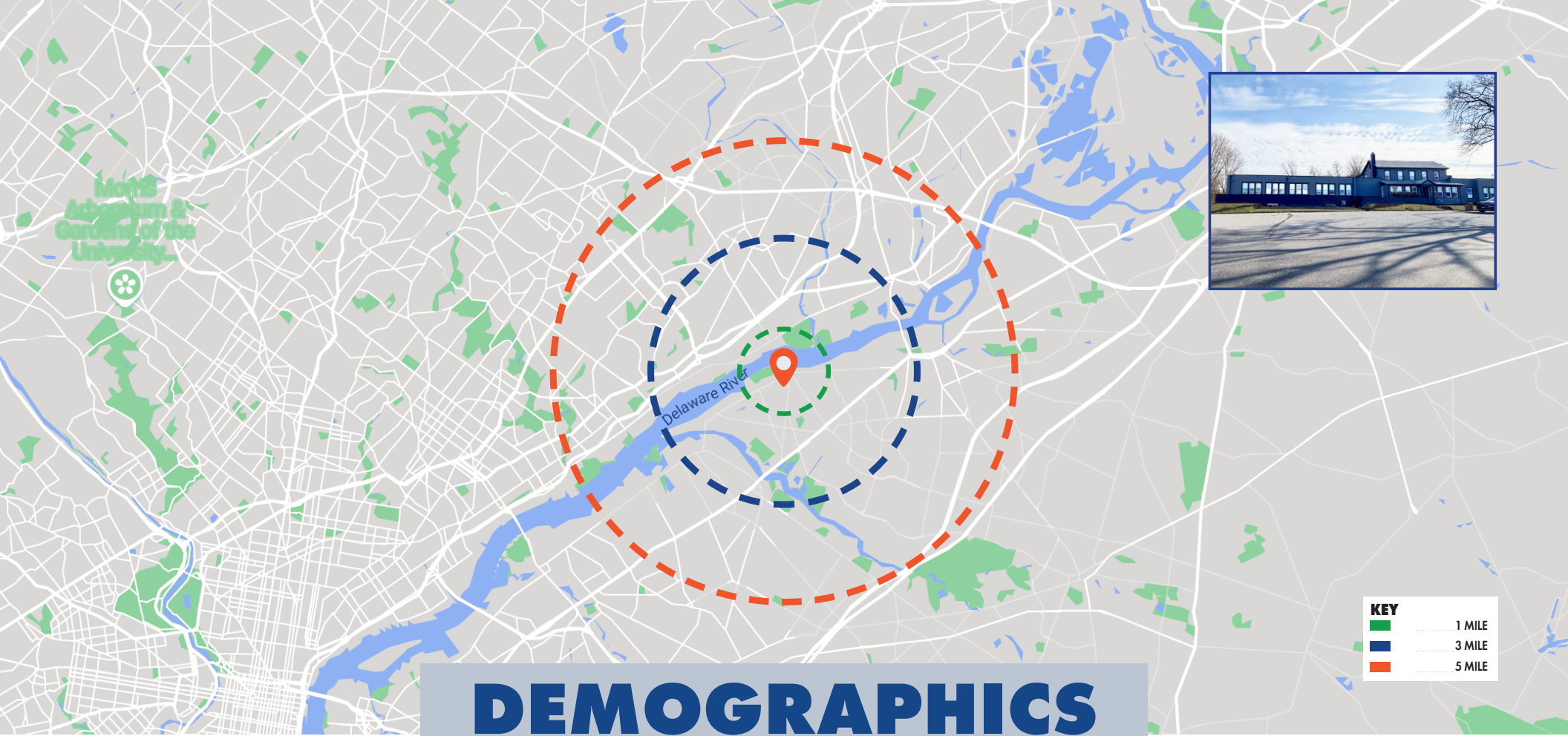


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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	8,665	76,055	232,877
PROJECTED 2029	8,840	76,975	232,097

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,575	28,601	89,010
PROJECTED 2029	3,648	28,940	88,569

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$94,866	\$96,831	\$98,641
MEDIAN INCOME	\$76,079	\$77,982	\$76,469

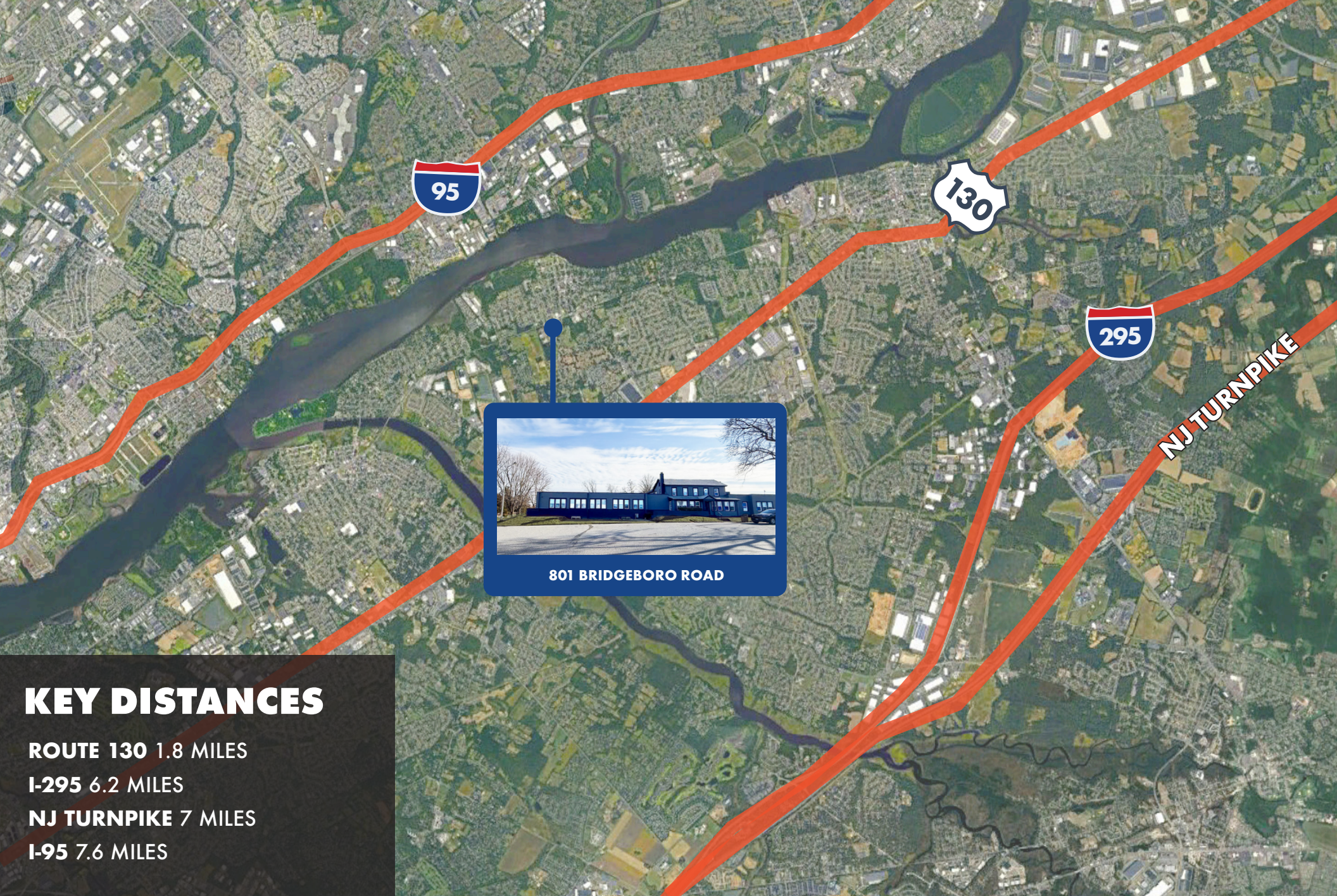


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801 BRIDGEBORO ROAD

KEY DISTANCES

ROUTE 130 1.8 MILES

I-295 6.2 MILES

NJ TURNPIKE 7 MILES

I-95 7.6 MILES



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NEARBY AMENITIES

DINING

- Arbys
- Burger King
- China Wok
- Dominos Pizza
- Golden Dawn Diner
- Jersey Bagel Café & Pizza
- KFC
- Lolis Restaurant
- McDonalds
- Mr. Cheesesteak & Pizza
- Pizza Hut
- Popeyes
- Rinos Pizzeria
- Supremos
- Taco Bell
- Wendys

RETAIL/GROCERY

- ACME
- AutoBay
- Beverly Courts Motel
- Big Lots
- Blue Claw
- Burlington Chrysler Dodge Jeep Ram
- Burlington Hyundai
- Burlington Kia
- Burlington Volkswagen
- Cramps Liquor Store
- CVS Pharmacy
- Davis Plumbing
- Dollar Tree
- Enterprise Rent-A-Car
- Fairway Auto Sales
- Goodwill Store & Donation Center
- Liberty Toyota
- Pep Boys
- Walgreens



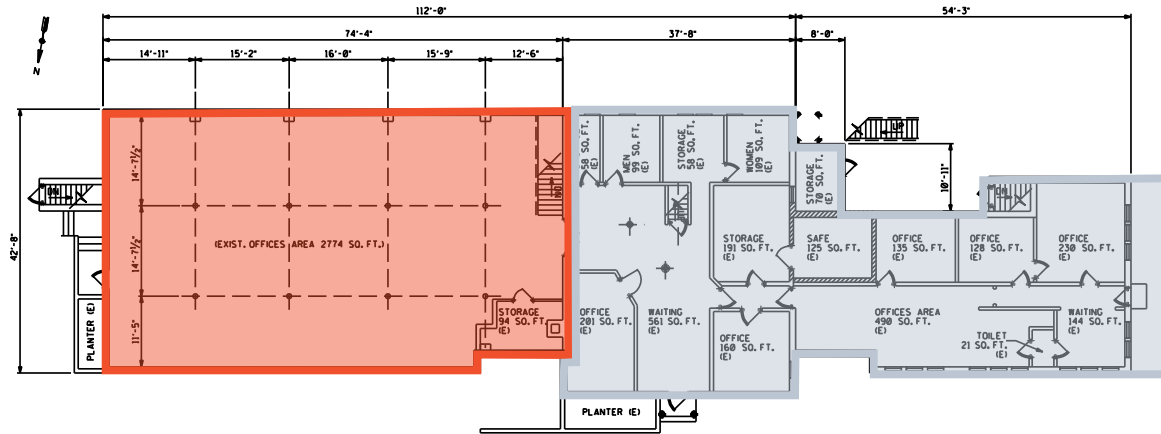
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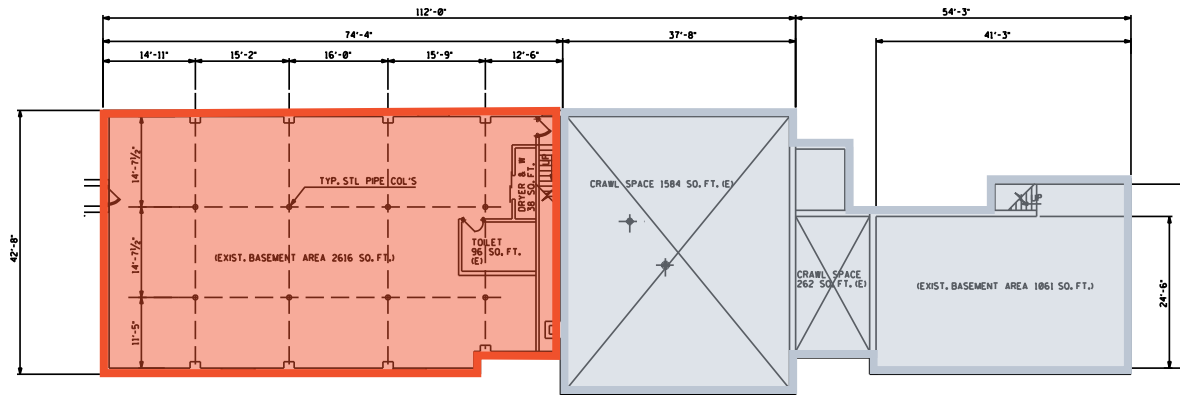
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FLOOR PLANS



FIRST FLOOR



BASEMENT FLOOR

- AVAILABLE
- OCCUPIED



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