PREMIER MEDICAL SPACE FOR LEASE

RENTAL RATE REDUCTION!

103 OLD MARLTON PIKE | MEDFORD, NJ

Wolf Commercial Real Estate
www.WolfCRE.com
**PROPERTY DESCRIPTION**

**Location**
Medford Medical Center
103 Old Marlton Pike
Medford, NJ 08055

**Size / SF Available**
500 - 12,000 SF

**Lease Price**
$15.50/SF (NNN)

**Signage**
Monument and suite signage available

**Property / Area Description**
- Under new ownership & management
- Beautifully landscaped environment
- Recent renovations include new exterior facade and common areas
- Medical Office Suites For Lease from 500-12,000 SF with abundant parking ratio
- Join Larchmont Imaging, Advanced ENT, Burlington County Dermatology, South Jersey Eye Physicians and other well known medical users
- Well located medical property situated across from Medford Municipal Building and adjacent to numerous retail centers and amenities

**Contact Us**
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The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.
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**Demographic Data**

**Population**

- Total population
  - 1 MILE: 2,104
  - 5 MILES: 72,772
  - 10 MILES: 336,117

- Median age
  - 1 MILE: 38.1
  - 5 MILES: 40.4
  - 10 MILES: 40.8

- Median age (Male)
  - 1 MILE: 36.1
  - 5 MILES: 39.4
  - 10 MILES: 39.7

- Median age (Female)
  - 1 MILE: 42.1
  - 5 MILES: 41.7
  - 10 MILES: 42.0

**Households & Income**

- Total households
  - 1 MILE: 824
  - 5 MILES: 27,179
  - 10 MILES: 123,550

- Number of persons per household
  - 1 MILE: 2.6
  - 5 MILES: 2.7
  - 10 MILES: 2.7

- Average household income
  - 1 MILE: $98,016
  - 5 MILES: $114,786
  - 10 MILES: $108,437

- Average house value
  - 1 MILE: $361,192
  - 5 MILES: $372,490
  - 10 MILES: $347,025

*Demographic data derived from 2010 US Census*