



PREMIER VOORHEES OFFICE/FLEX PROPERTY AVAILABLE FOR SALE OR LEASE



1005 LAUREL OAK ROAD | VOORHEES, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)





## PROPERTY DESCRIPTION

- Location** 1005 Laurel Oak Road  
Voorhees, NJ 08043
- Size / SF Available** 32,858 SF situated on +/- 2.84 Acres
- Lease Price** \$10.00 -12.00/SF (NNN)  
**Sale Price** Call for more information
- Signage** Building and monument signage available
- Occupancy** June 2019
- Property / Area Description**
- Located within the Voorhees Corporate Center
  - Part of a two-unit 78,205 SF single story building
  - Ideal uses include education, back-office operations center, healthcare or general flex/office use
  - Location is surrounded by some of the region's most prestigious health care providers and corporate office users including Kellman Brown Academy, Jefferson Health, AAA, CHOP, Kingsway Learning Center, YALE School, UPenn and SunGard
  - Well maintained and landscaped property



The Voorhees Corporate Center is located within close proximity to I-295 and the PATCO High-Speed Line, and provides for immediate access to Eagle Plaza, Voorhees Shopping Center and is within close proximity to many other high-end retailers. Property sits between White Horse Road and Haddonfield Berlin Road (561).

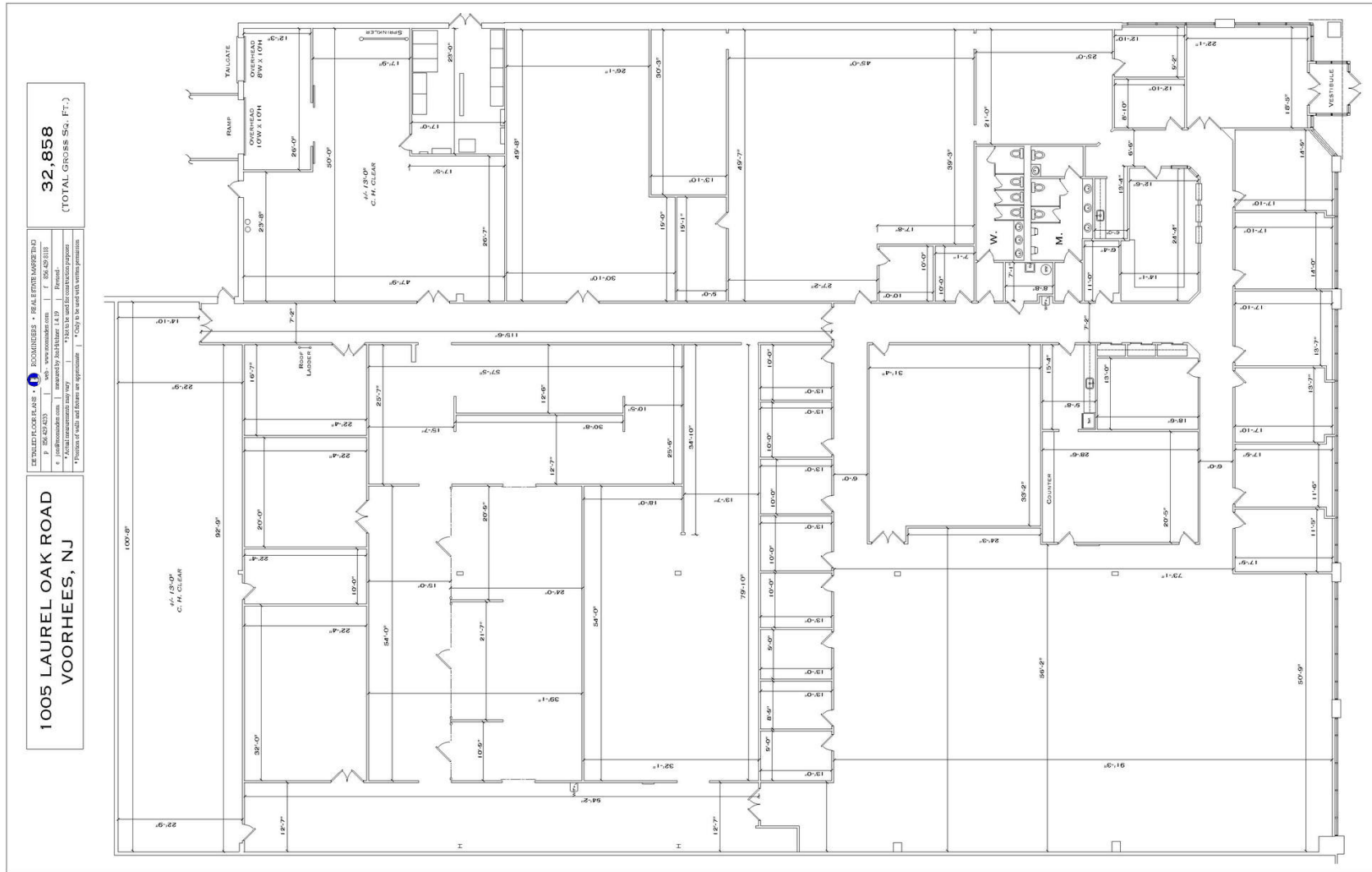
## Contact Us

Jason Wolf  
Managing Principal  
856.857.6301  
jason.wolf@wolfcre.com

Christopher Henderson  
Principal & Vice President  
856.857.6337  
chris.henderson@wolfcre.com

follow us:    

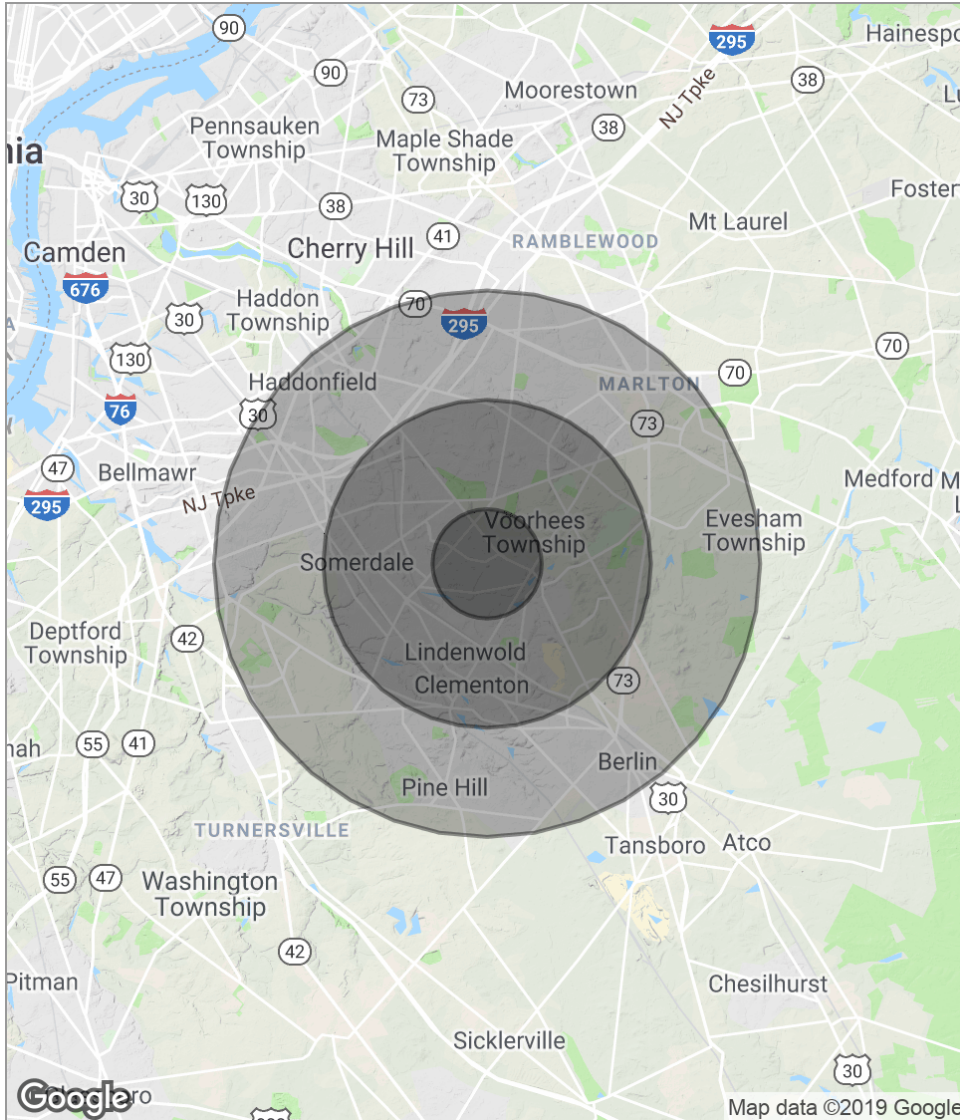
## FLOOR PLAN



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.



## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,693	81,237	211,516
Median age	43.3	39.6	39.8
Median age (male)	42.0	38.5	38.7
Median age (Female)	43.6	40.6	40.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,210	31,712	80,203
# of persons per HH	2.6	2.6	2.6
Average HH income	\$107,553	\$92,088	\$93,955
Average house value	\$169,647	\$318,193	\$318,110

*\* Demographic data derived from 2010 US Census*

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.