PREMIER MULLICA HILL MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

199 MULLICA HILL  |  MULLICA HILL, NJ

Wolf Commercial Real Estate
www.WolfCRE.com
199 MULLICA HILL ROAD I MULLICA HILL, NJ

PROPERTY DESCRIPTION

Location
199 Mullica Hill Road
Mullica Hill, NJ 08062

Size / SF Available
3,000 SF

Lease Price
$25.00/SF (NNN)

Occupancy
Available for immediate occupancy

Signage
Monument and directory signage available

Property / Area Description

• Newly constructed Class “A” medical office space
• Prime location in Mullica Hill
• Conveniently located at the intersection of Rt 322 and the Mullica Hill Bypass
• Within close proximity to the new Inspira Medical Center
• Access, use and potential ownership opportunity of a DOH licensed, AAAHC-certified, two room Ambulatory Surgery Center within the same building
• Private suite including two nurses stations, 3 exams rooms and 2 bathrooms nurse’s station, business alcove and checkout
• Private break room, clean work room and spacious physician office
• Shared reception and waiting room
• Abundant parking

Contact Us

April Loomis
Senior Associate
856.857.6308
april.loomis@wolfcre.com

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.
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.
199 MULLICA HILL ROAD | MULLICA HILL, NJ

**DEMOGRAPHICS MAP**

**POPULATION**

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>1,706</td>
<td>46,169</td>
<td>254,816</td>
</tr>
<tr>
<td>Median age</td>
<td>35.2</td>
<td>37.6</td>
<td>38.1</td>
</tr>
<tr>
<td>Median age (male)</td>
<td>31.8</td>
<td>36.7</td>
<td>36.6</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>38.2</td>
<td>38.4</td>
<td>39.4</td>
</tr>
</tbody>
</table>

**HOUSEHOLDS & INCOME**

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>550</td>
<td>15,788</td>
<td>92,536</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>3.1</td>
<td>2.9</td>
<td>2.8</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$117,406</td>
<td>$102,709</td>
<td>$85,735</td>
</tr>
<tr>
<td>Average house value</td>
<td>$378,738</td>
<td>$318,395</td>
<td>$281,070</td>
</tr>
</tbody>
</table>

* 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.