



PREMIER MULLICA HILL MEDICAL OFFICE SPACE AVAILABLE FOR LEASE



199 MULLICA HILL | MULLICA HILL, NJ

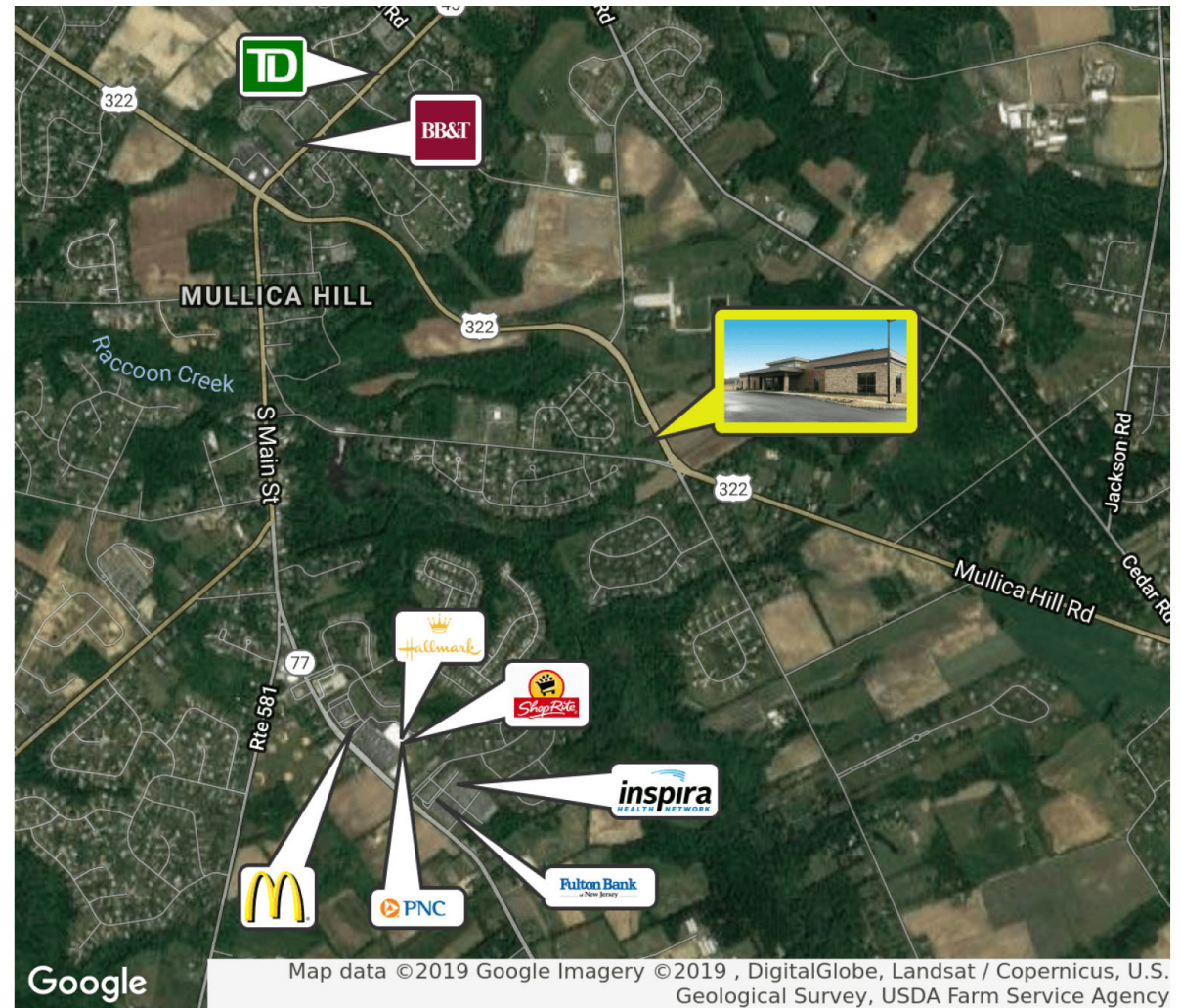


Wolf Commercial Real Estate  
**[www.WolfCRE.com](http://www.WolfCRE.com)**



## PROPERTY DESCRIPTION

<b>Location</b>	199 Mullica Hill Road Mullica Hill, NJ 08062
<b>Size / SF Available</b>	3,000 SF
<b>Lease Price</b>	\$25.00/SF (NNN)
<b>Occupancy</b>	Available for immediate occupancy
<b>Signage</b>	Monument and directory signage available
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>Newly constructed Class "A" medical office space</li> <li>Prime location in Mullica Hill</li> <li>Conveniently located at the intersection of Rt 322 and the Mullica Hill Bypass</li> <li>Within close proximity to the new Inspira Medical Center</li> <li>Access, use and potential ownership opportunity of a DOH licensed, AAAHC-certified, two room Ambulatory Surgery Center within the same building</li> <li>Private suite including two nurses stations, 3 exams rooms and 2 bathrooms nurse's station, business alcove and checkout</li> <li>Private break room, clean work room and spacious physician office</li> <li>Shared reception and waiting room</li> <li>Abundant parking</li> </ul>



## Contact Us

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

follow us:    

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.



ADDITIONAL PHOTOS

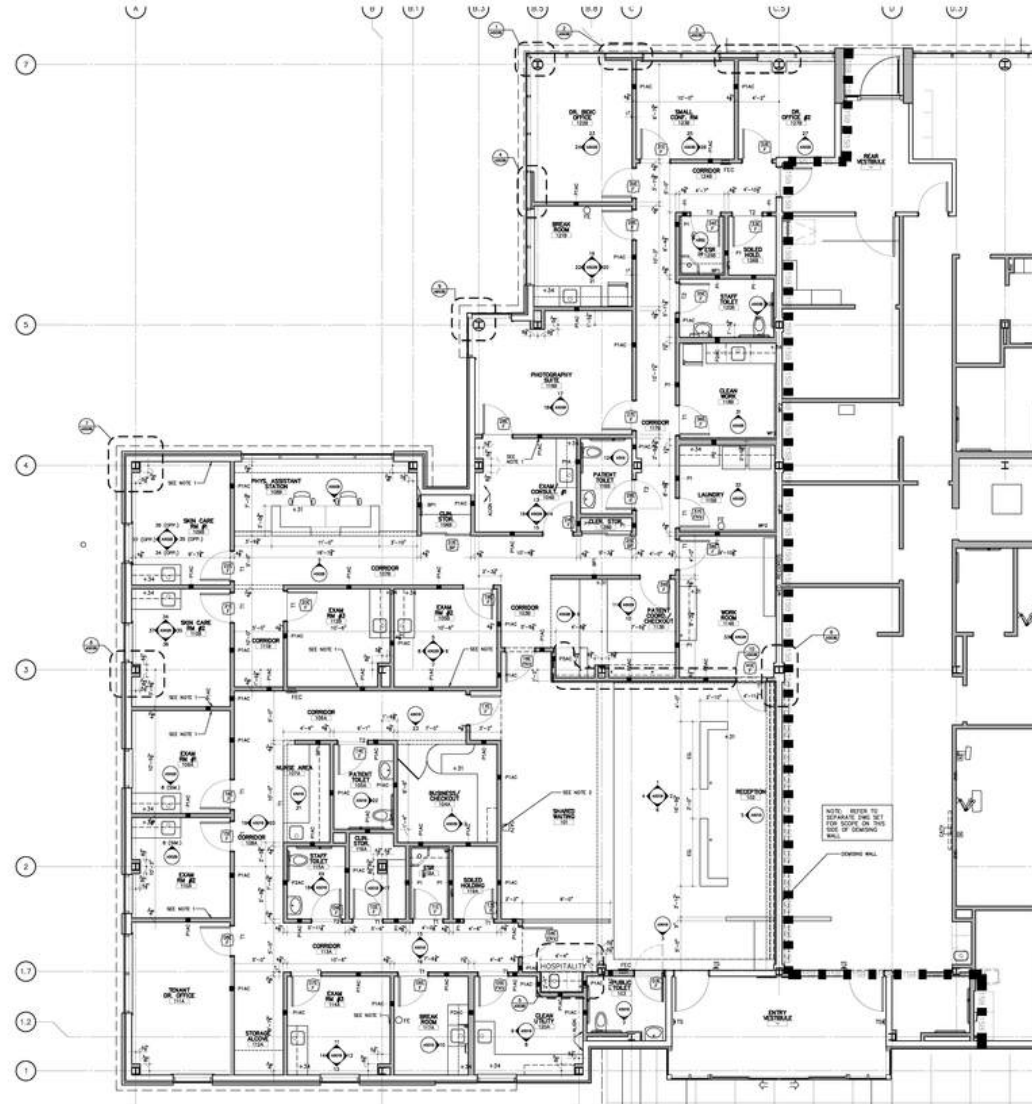


The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

GENERAL NOTES

1. PROVIDE BLOODING IN WALL FOR INSTALLATION OF WALL MTD. COMPUTER MONITOR UNIT. SEE EQUIPMENT DRAWING FOR LOCATIONS.
2. PROVIDE BLOODING IN WALL FOR INSTALLATION OF WALL MTD. FLAT SCREEN TELEVISION BRACKET UNIT.
3. REFER TO ADDENDUM FOR EQUIPMENT.

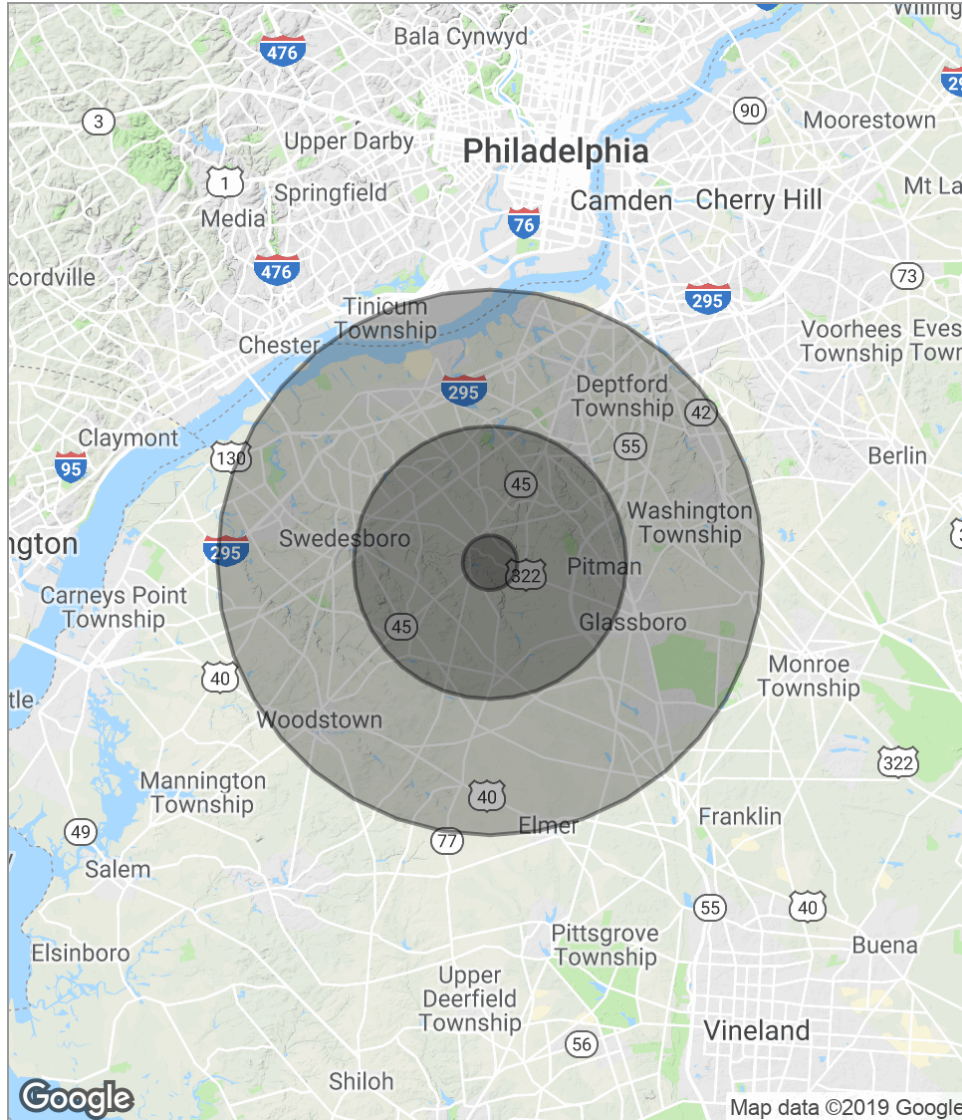
1 FLOOR PLAN



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



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,706	46,169	254,816
Median age	35.2	37.6	38.1
Median age (male)	31.8	36.7	36.6
Median age (Female)	38.2	38.4	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	550	15,788	92,536
# of persons per HH	3.1	2.9	2.8
Average HH income	\$117,406	\$102,709	\$85,735
Average house value	\$378,738	\$318,395	\$281,070

*\* 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.