

PREMIER MEDICAL OFFICE SPACE



AVAILABLE FOR LEASE

± 1,000 - 20,000 SF (Divisible)

6 EARLIN AVENUE, BROWNS MILLS, NJ



Wolf Commercial Real Estate
www.wolfcre.com

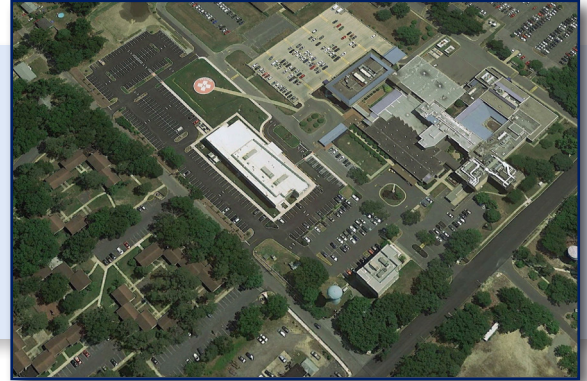
MARLTON • NJ | PHILADELPHIA | KING OF PRUSSIA • PA



6 EARLIN AVENUE Brand new, state of the art building and complex located on Deborah Heart & Lung Center Campus

6 EARLIN AVENUE | UNIQUE OPPORTUNITY

Tenants have the ability to participate in a no-cost ownership program with managing partner



Amenities



Accessibility

Located under 5 miles from Fort Dix and McGuire Air Base

Within a 1 hour drive time from all points in Camden, Burlington, Gloucester,

Ocean and Monmouth Counties in NJ
Conveniently located within 40 or less miles from 15 Major NJ Hospitals



Value

Competitive rental rates & flexible lease terms

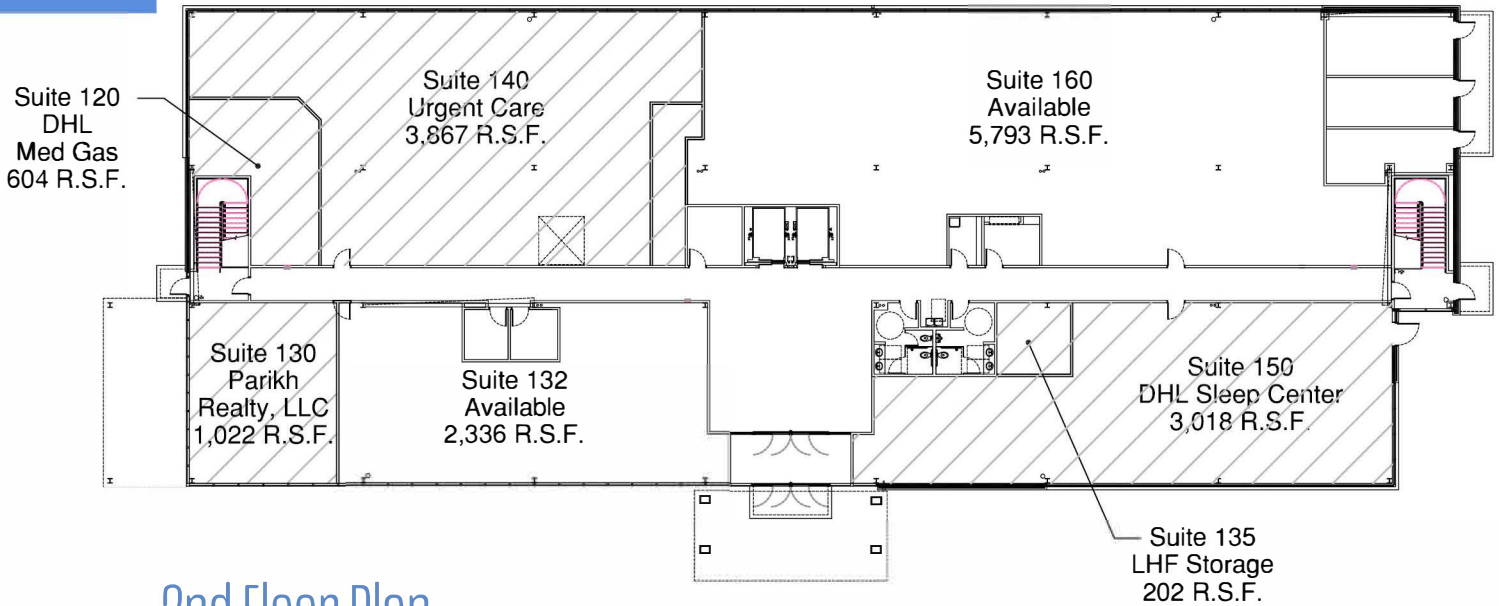
Balanced mix of physician and hospital services

Lease incentives available

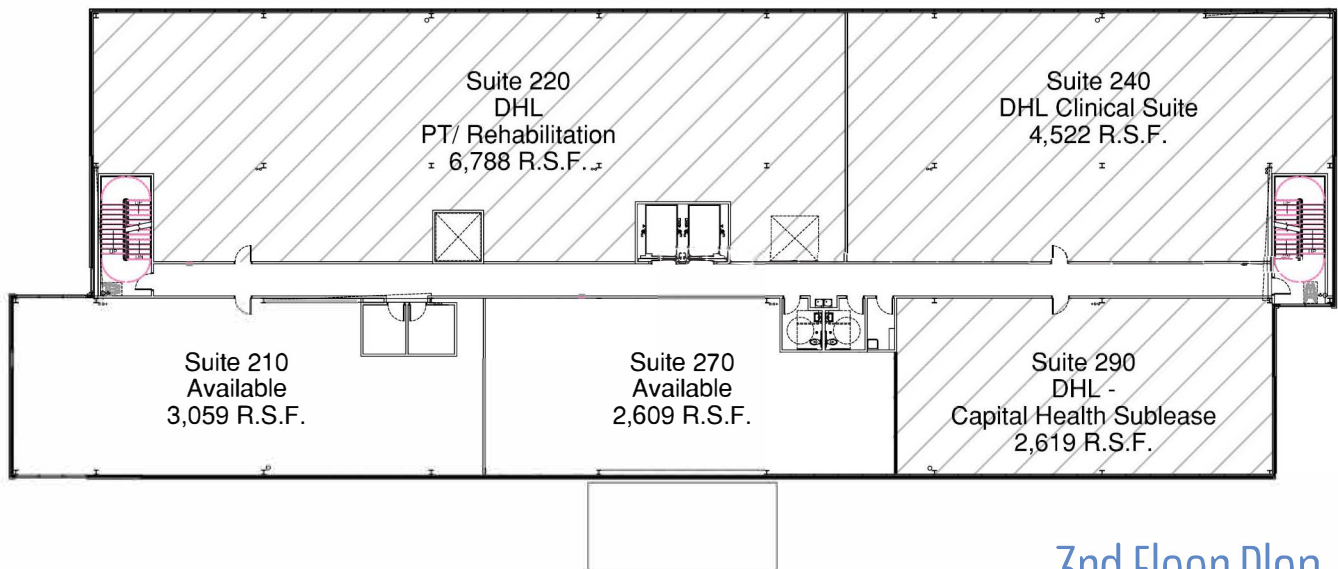
Generous TI allowance provided

Ample patient parking available

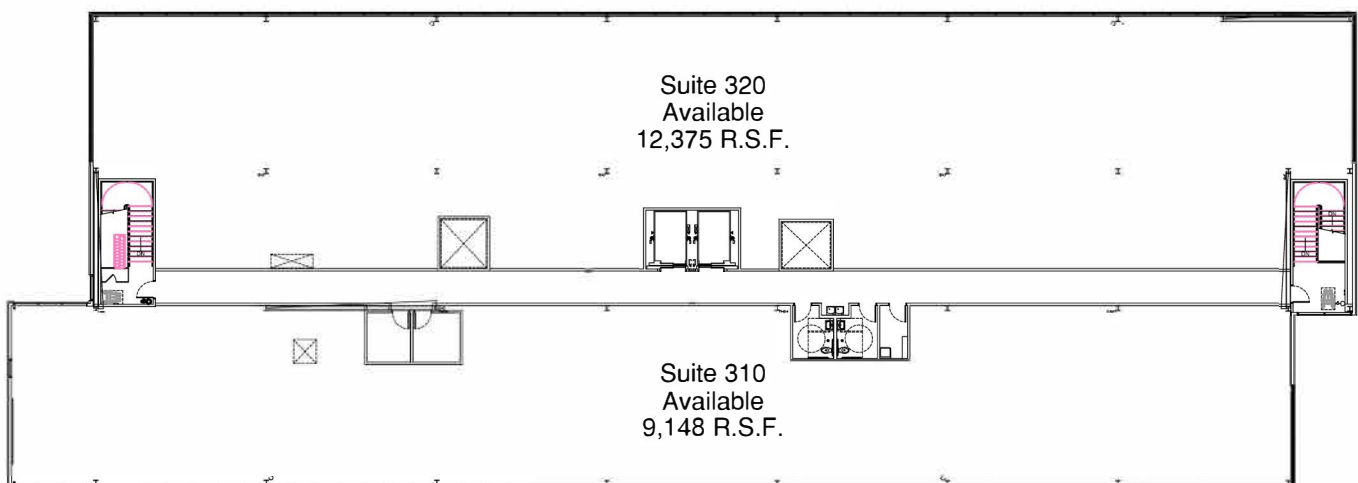
1st Floor Plan



2nd Floor Plan



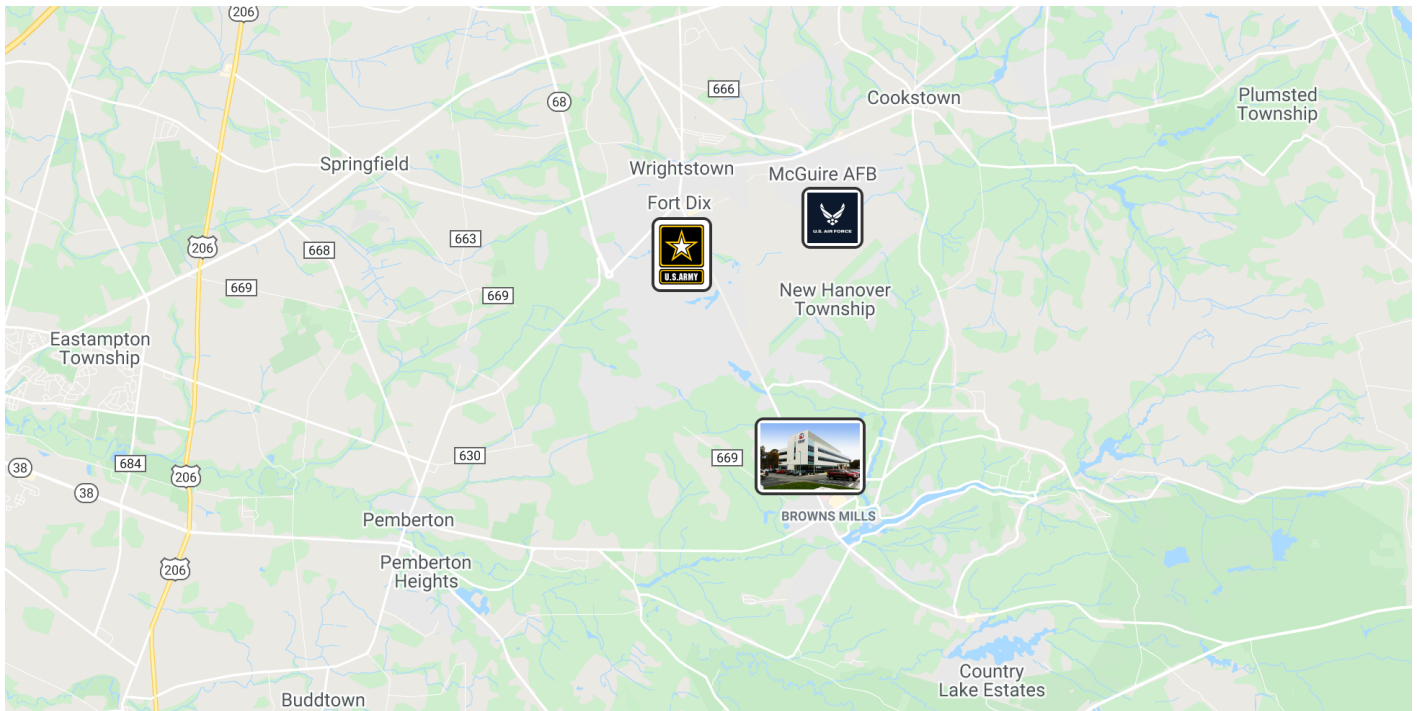
3rd Floor Plan







Area Map



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,534	19,647	38,136
Median age	37.8	37.1	35.7
Median age (male)	37.4	36.1	35.1
Median age (Female)	38.4	37.9	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,492	6,910	11,978
# of persons per HH	2.6	2.8	3.2
Average HH income	\$65,268	\$66,386	\$70,945
Average house value	\$168,997	\$186,821	\$203,698

Contact Us

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