

# 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](http://www.wolfcre.com)

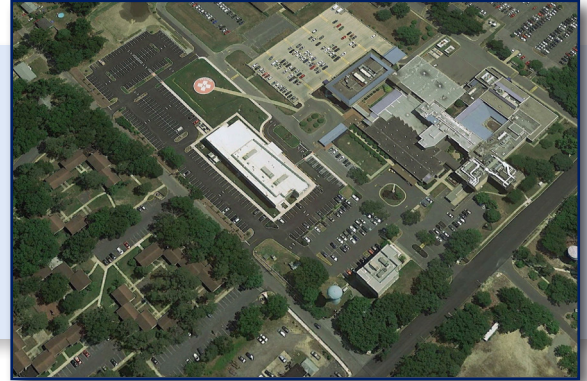
MARLTON • NJ | PHILADELPHIA | KING OF PRUSSIA • PA



**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

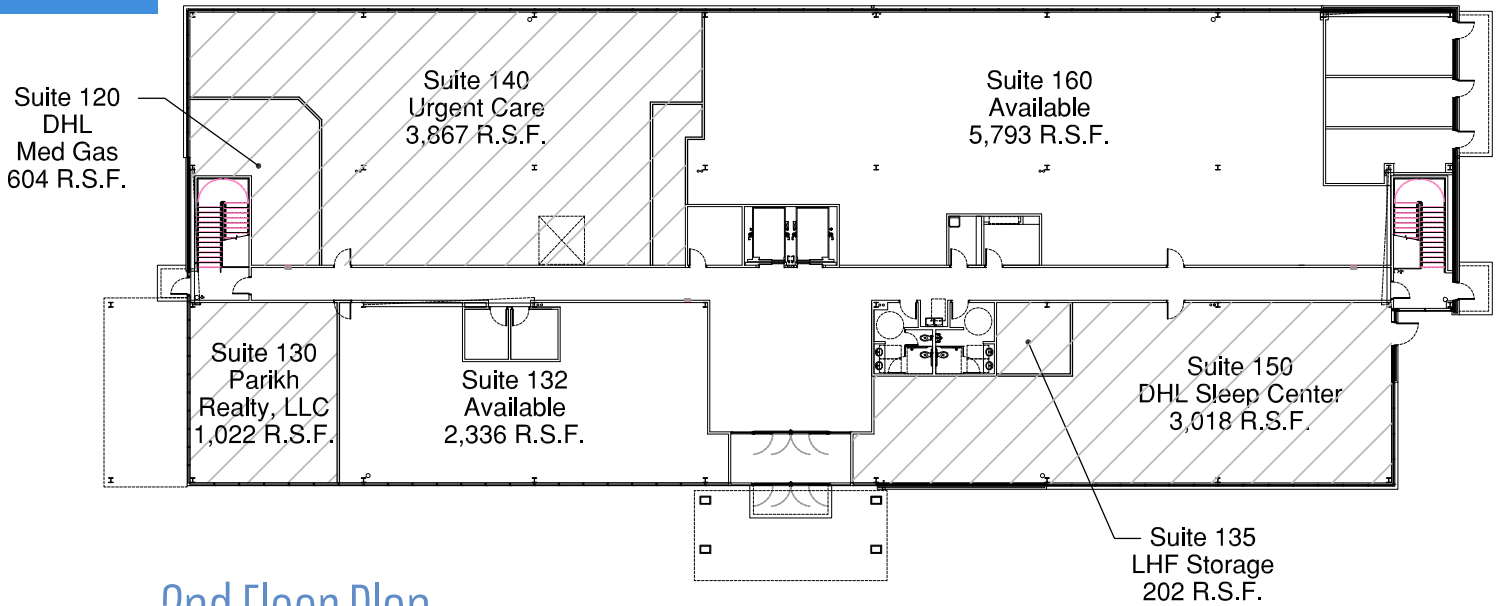
Balanced mix of physician and hospital services

Lease incentives available

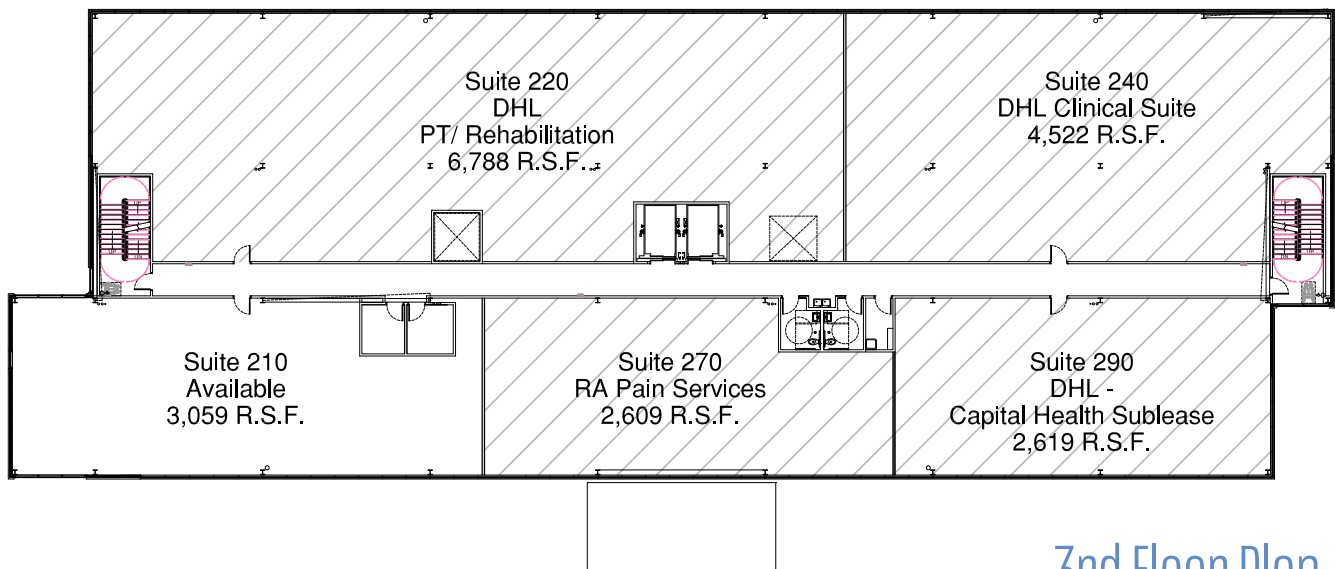
Generous TI allowance provided

Ample patient parking available

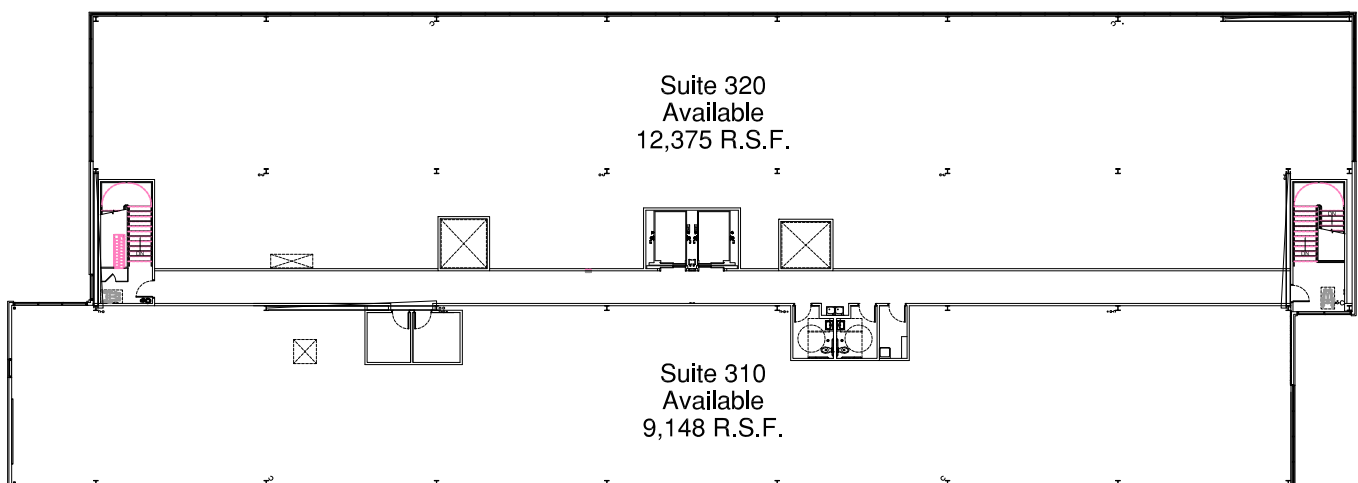
## 1st Floor Plan



## 2nd Floor Plan



## 3rd Floor Plan



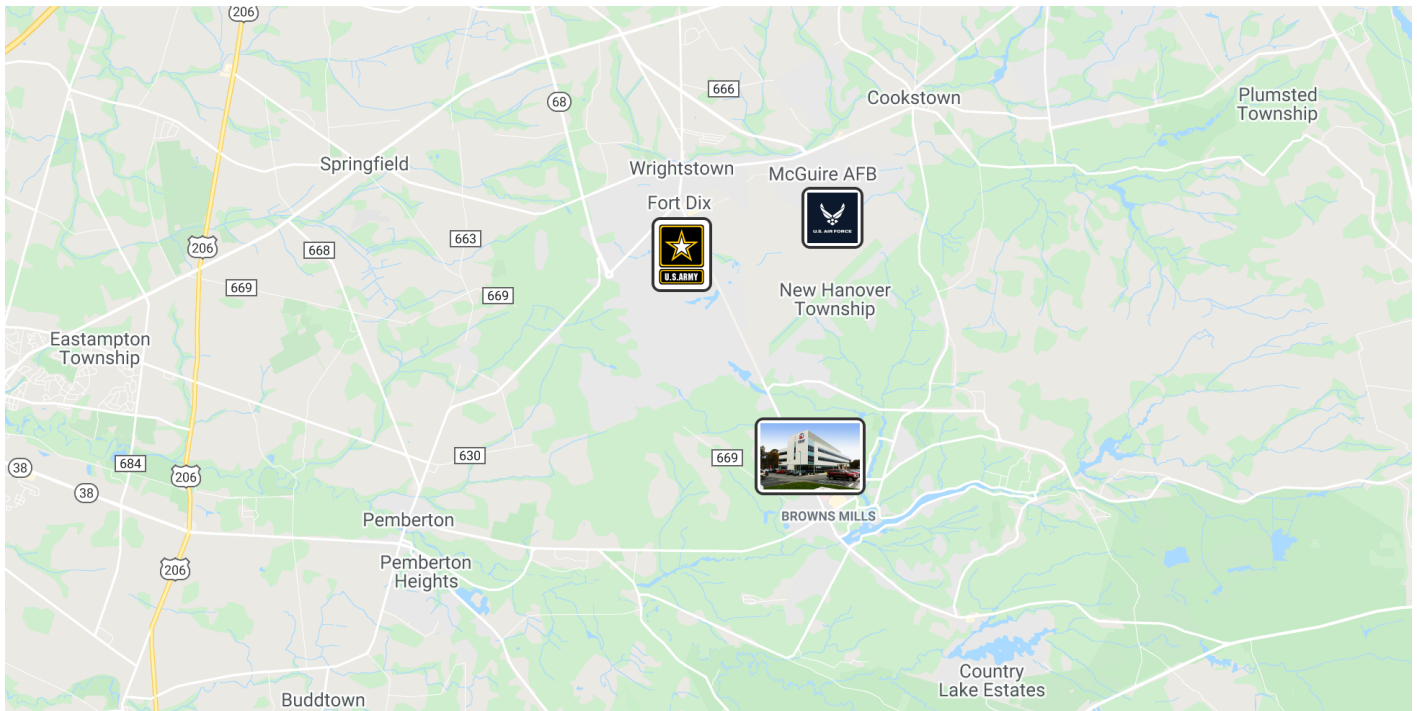








# Area Map



## 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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