

# MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE OR LEASE



**5045 ROUTE 130**  
**DELRAN, NJ**



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



## PROPERTY DESCRIPTION

**Location:** 5045 Route 130  
Delran, NJ 08075

**Size/SF Available:** 2,100 - 10,058 SF

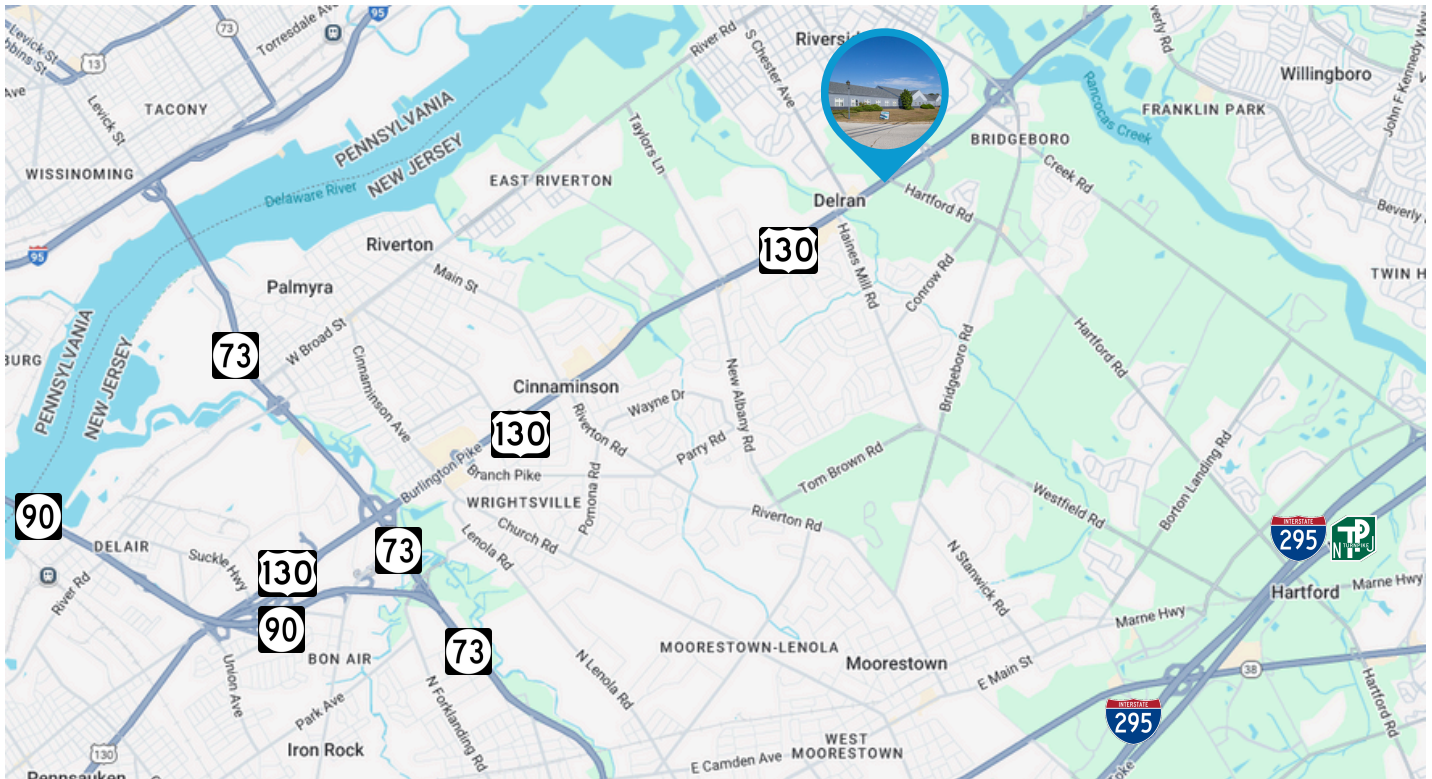
**Sale/Lease Price:** Call for information

**Signage:** Monument Signage  
along Route 130

## PROPERTY AREA/HIGHLIGHTS

- Single story medical/professional office building
- Ideal for owner occupant (10,038 SF available/8,378 SF contiguous)
- 105 spaces (6.77 per 1,000 SF)
- Strong local demographics
- Pylon sign along Route 130
- Located on Route 130 with quick access to Routes 70 and 90

## AERIAL MAP



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Average HH Income</b>	\$105,222	\$116,144	\$106,347
<b>Total Households</b>	3,867	22,915	90,124
<b>Total Population</b>	10,159	60,014	235,280

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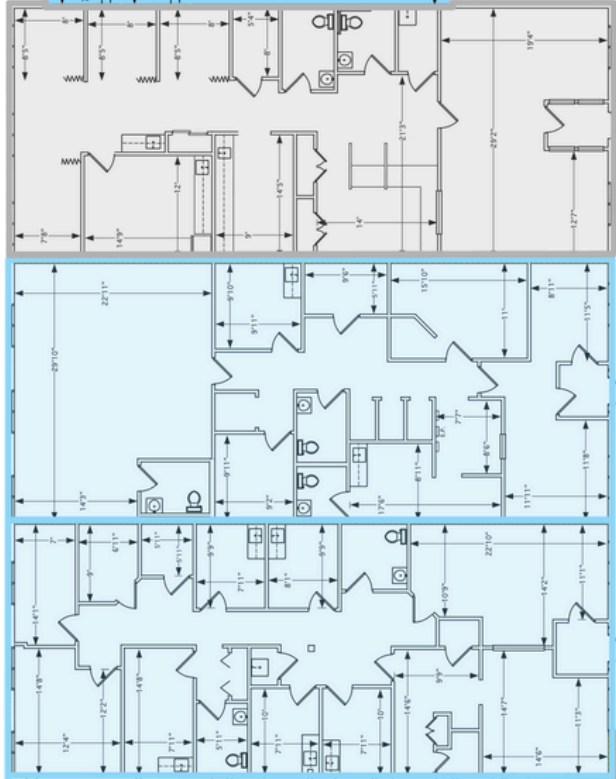
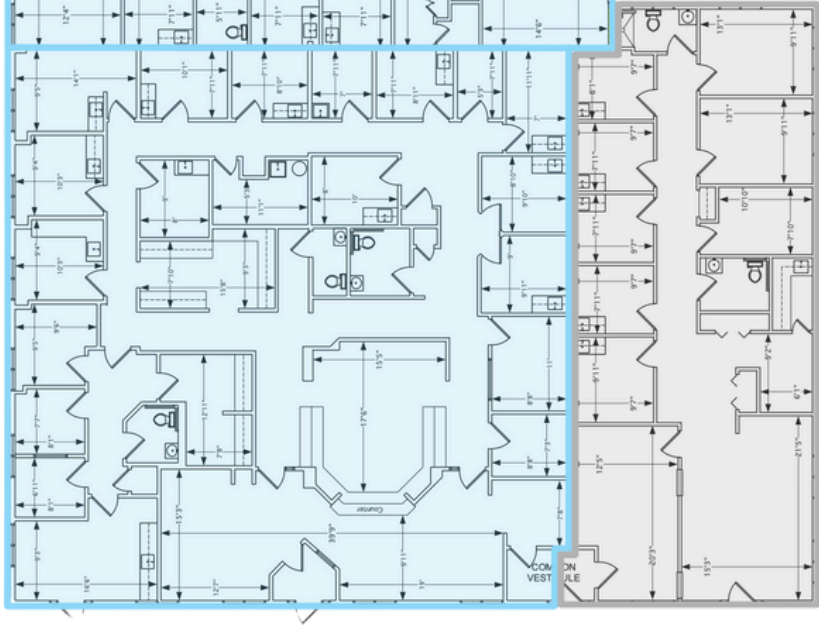
## FLOOR PLAN

**AVAILABLE**

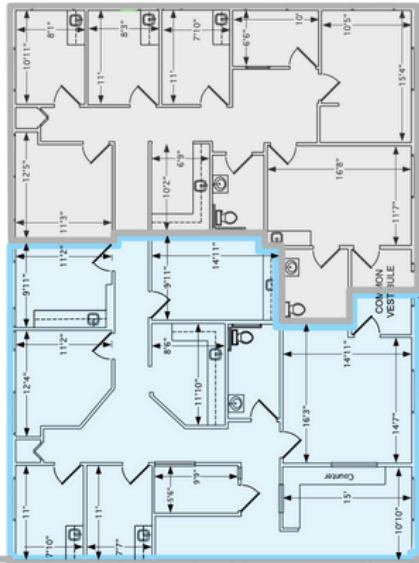
**LEASED**

**Suite "F-G-H"**

**Suite "C-D"**



**Suite "B"**



**Suite "I"**

Suite	Size
B	2,121 SF*
C/D	2,072 SF*
F/G/H	4,185 SF*
I	1,660 SF

\*8,378 SF Contiguous

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ADDITIONAL IMAGES



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