

# MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE



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



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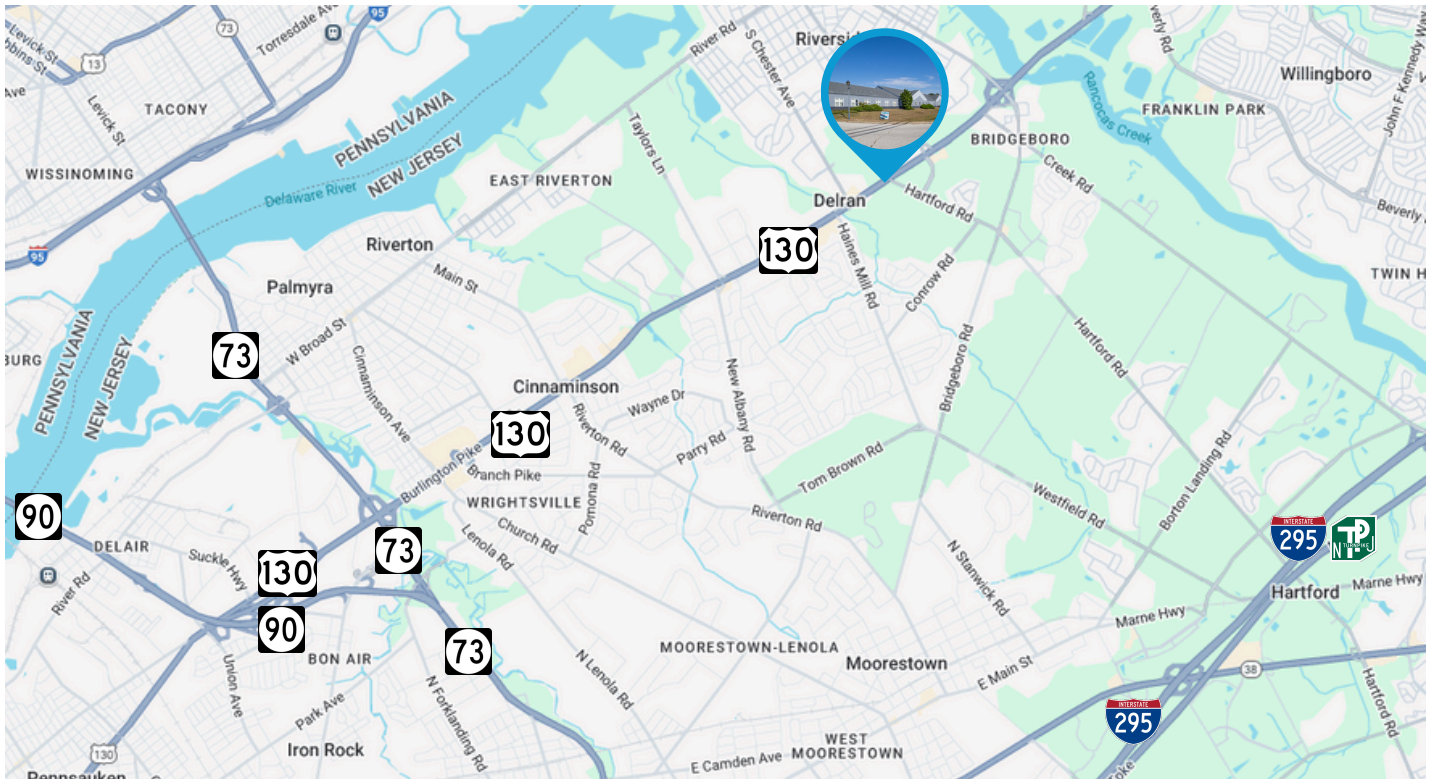
## PROPERTY DESCRIPTION

<b>Location:</b>	5045 Route 130 Delran, NJ 08075
<b>Size/SF Available:</b>	15,514 SF Total <ul style="list-style-type: none"><li>10,038 SF (Available)</li></ul>
<b>Sale Price:</b>	\$1,999,000
<b>Signage:</b>	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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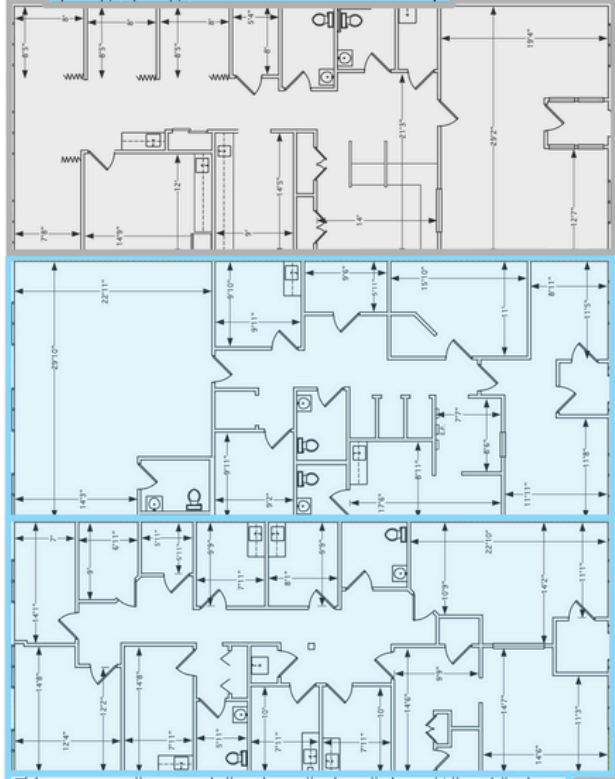
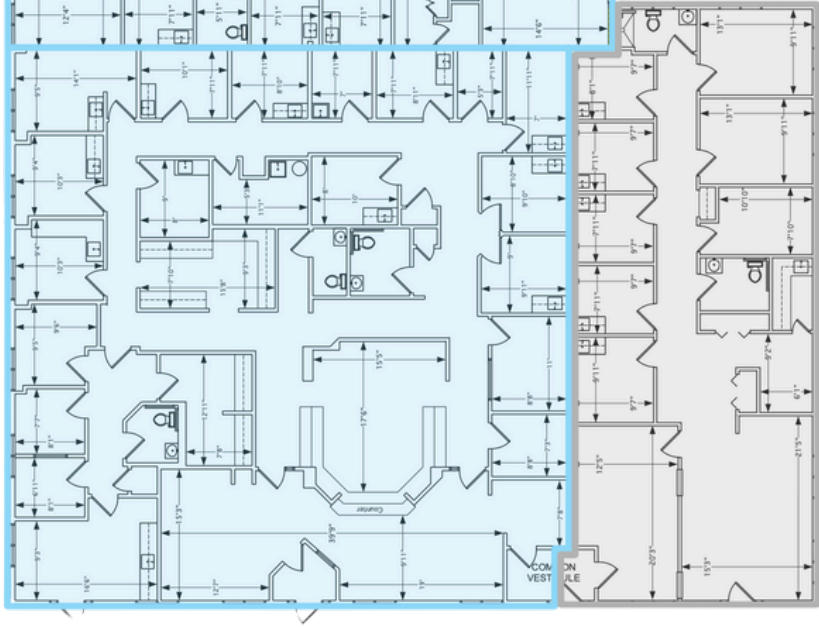
## FLOOR PLAN

**AVAILABLE**

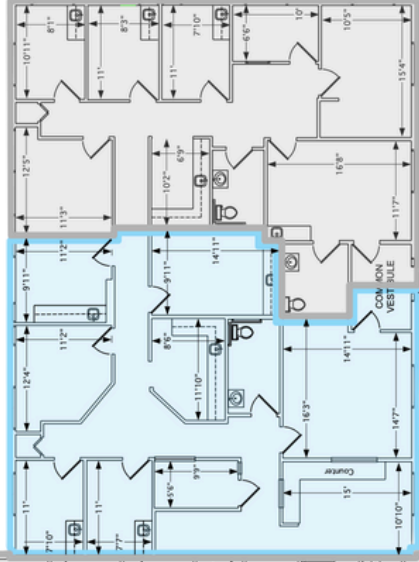
**LEASED**

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

**Suite "C-D"**



**Suite "B"**



**Suite "I"**

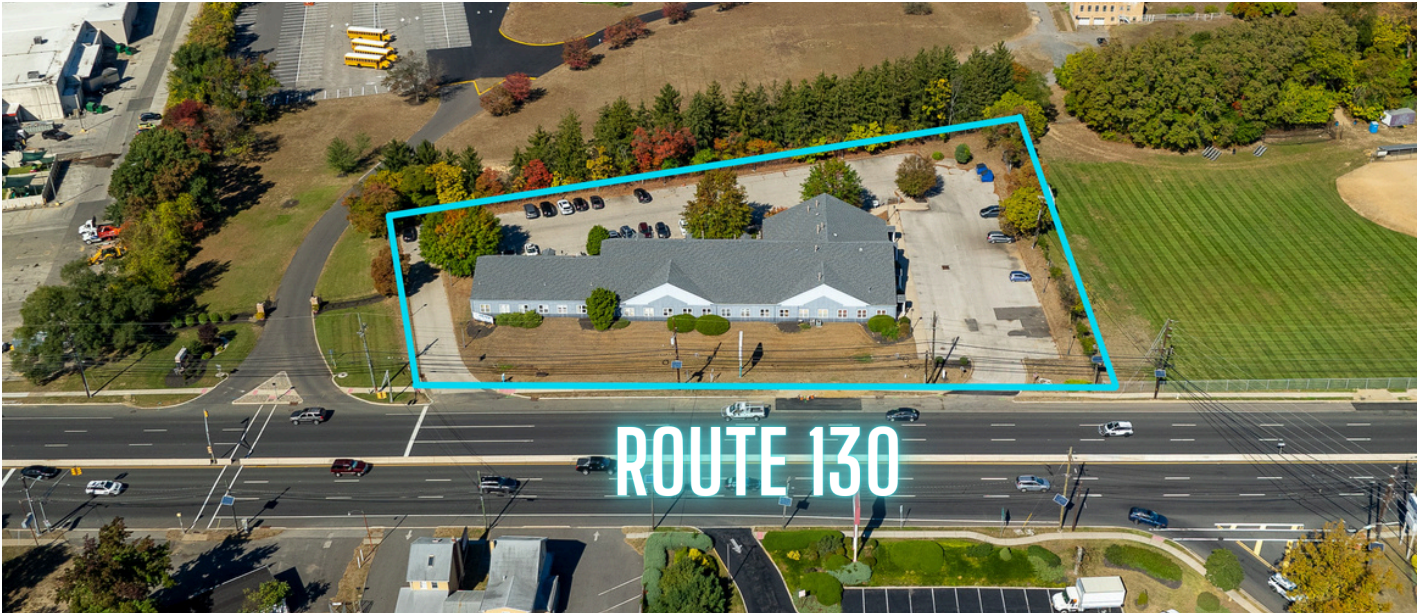
Suite	Size
B	2,121 SF*
C/D	2,072 SF*
F/G/H	4,185 SF*
I	1,660 SF

\*8,378 SF Contiguous

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ADDITIONAL IMAGES



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