

MEDICAL/PROFESSIONAL OFFICE BUILDING FOR LEASE



5045 ROUTE 130
DELRAN, NJ



Corey Hassman

Senior Advisor
856.261.5812

corey.hassman@wolfcre.com

Evan Zweben

Executive Vice President
856.261.5548

evan.zweben@wolfcre.com

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.



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 5045 Route 130
Delran, NJ 08075

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

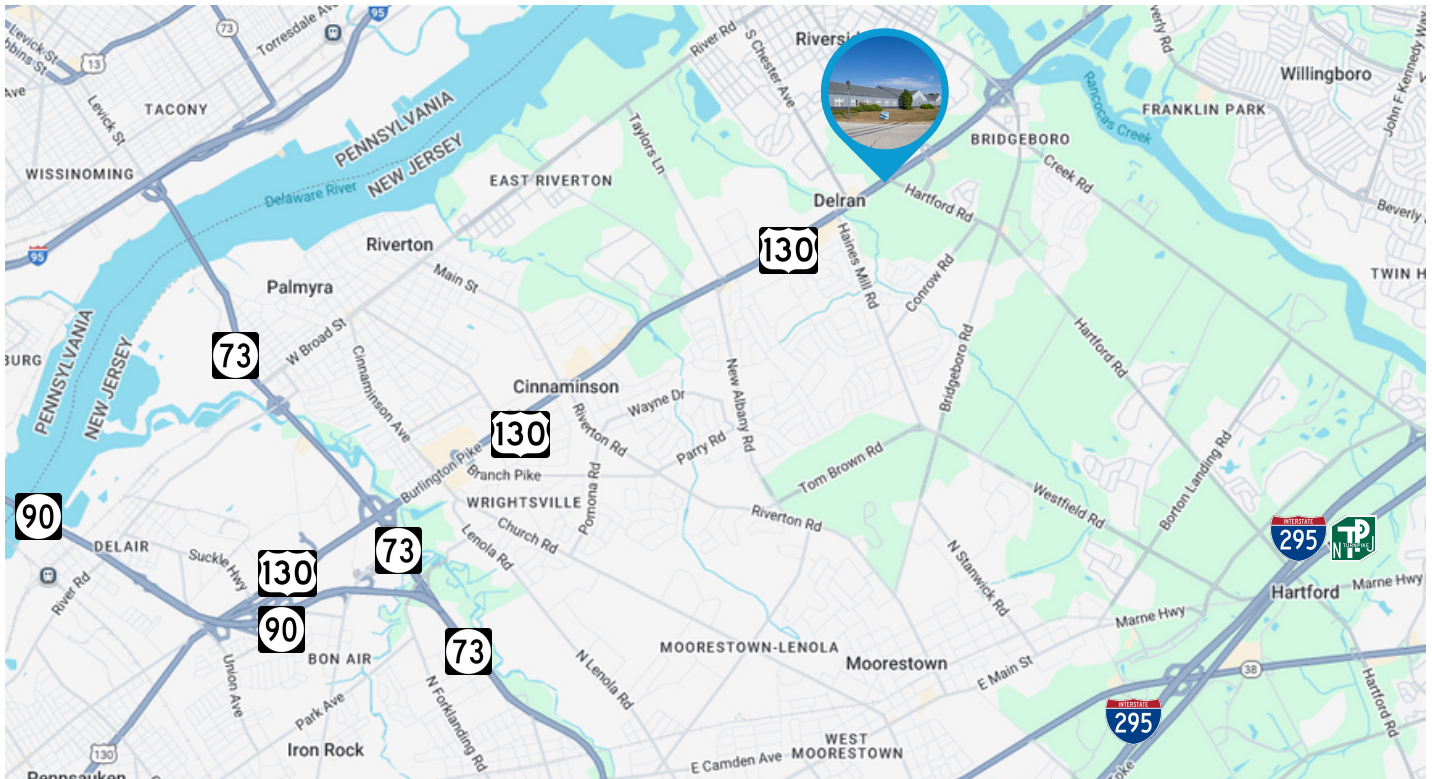
Lease Price: Call for information

Signage: Monument Signage
along Route 130

PROPERTY AREA/HIGHLIGHTS

- Single story medical/professional office building
- 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
Average HH Income	\$105,222	\$116,144	\$106,347
Total Households	3,867	22,915	90,124
Total Population	10,159	60,014	235,280

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.

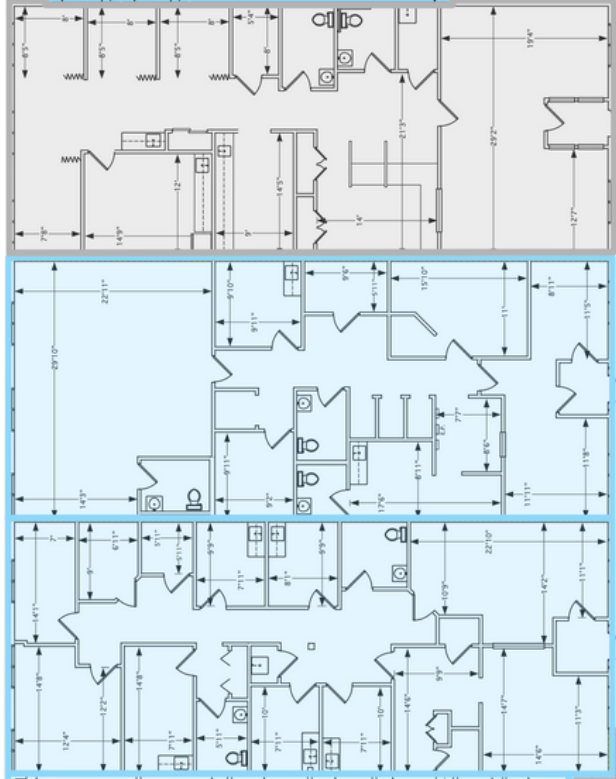
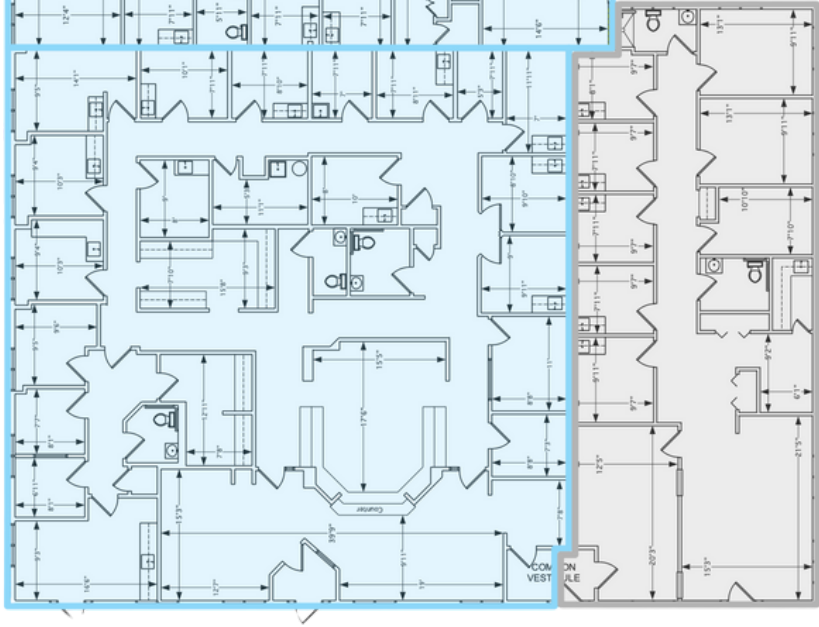
FLOOR PLAN

AVAILABLE

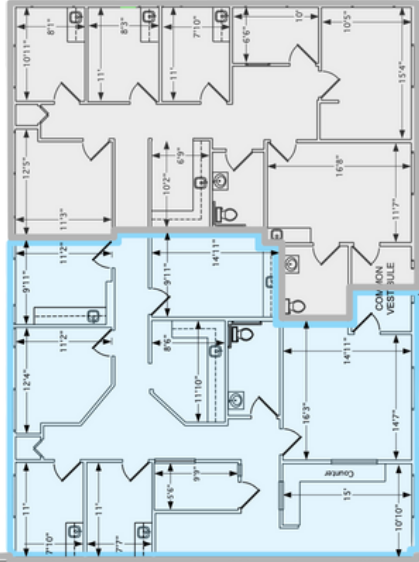
LEASED

Suite "F-G-H"

Suite "C-D"



Suite "B"



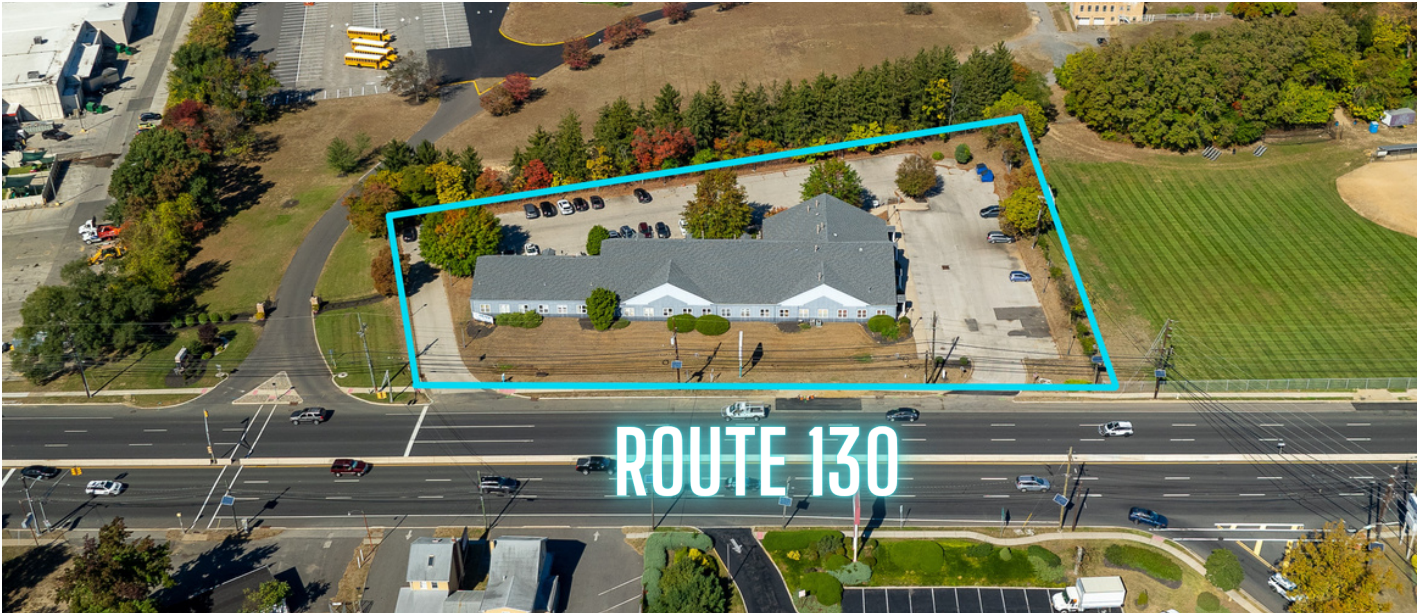
Suite "I"

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

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 IMAGES



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.