

MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE



**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

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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 5045 Route 130
Delran, NJ 08075

Size/SF Available: 15,514 SF Total

- 10,038 SF (Available)

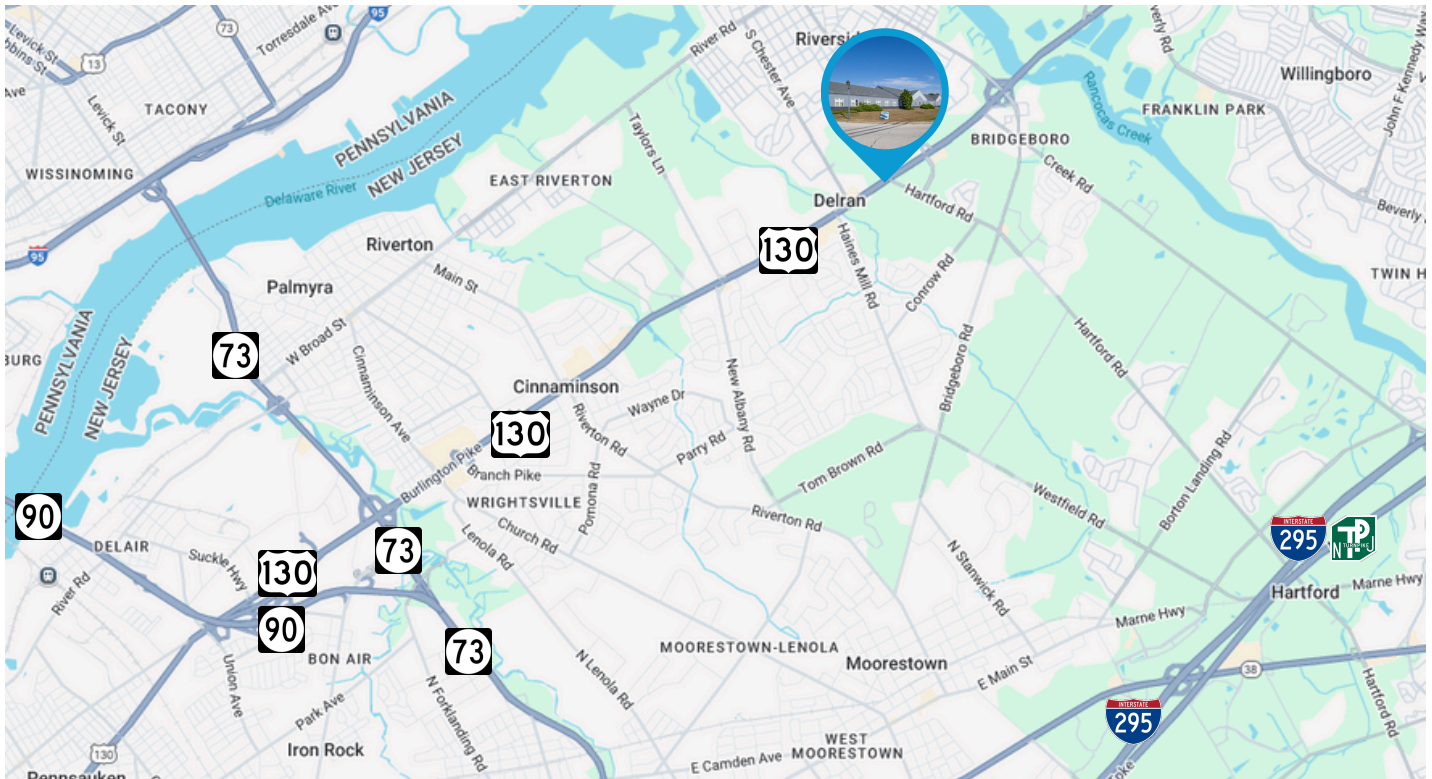
Sale Price: \$1,999,000

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
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

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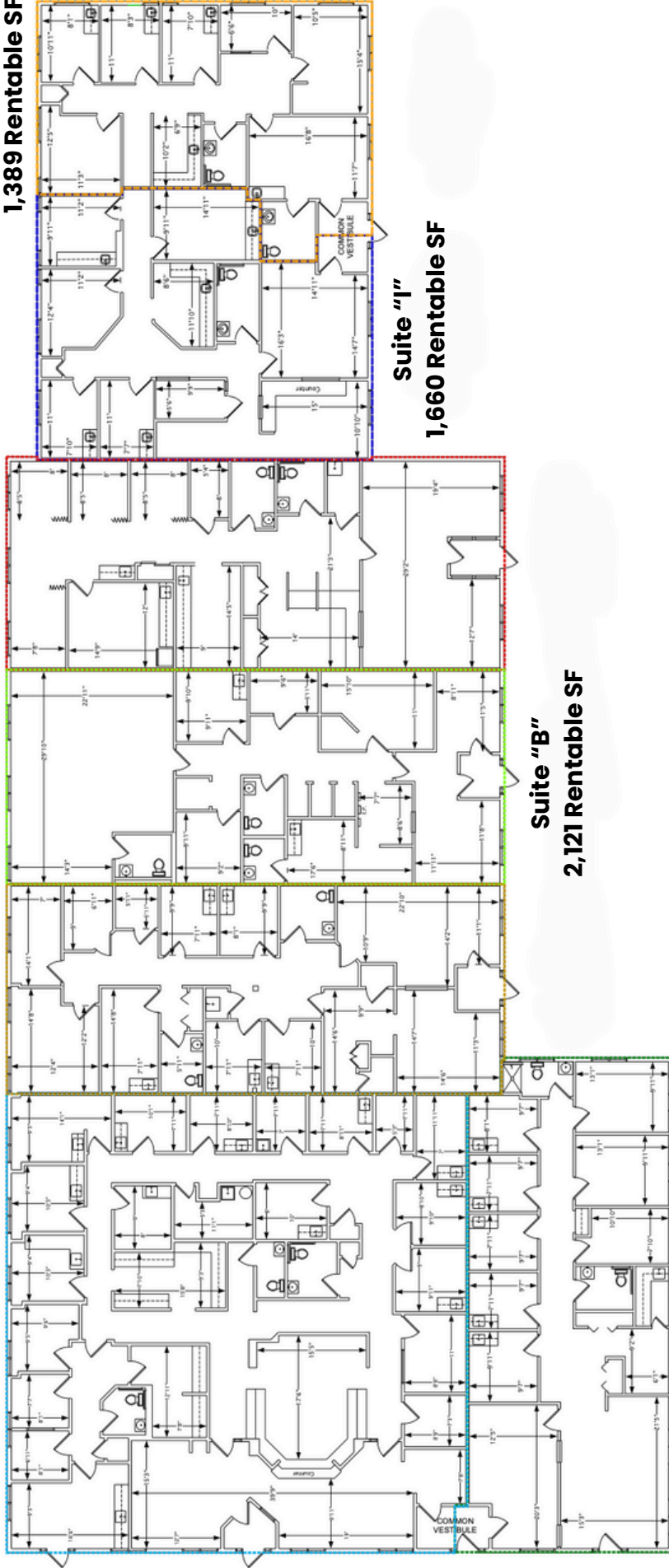
FLOOR PLAN

Suite "F-G-H"
4,185 Rentable SF

Suite "C-D"
2,072 Rentable SF

Suite "A"
2,087 Rentable SF

Suite "J"
1,389 Rentable SF



Suite "E"
2,000 Rentable SF

Suite "I"
1,660 Rentable SF

Suite "B"
2,121 Rentable SF

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ADDITIONAL IMAGES



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