

1 SHEFFIELD DRIVE

Columbus, New Jersey



PROFSSIONAL OFFICE SUITE FOR LEASE

SUITE 102

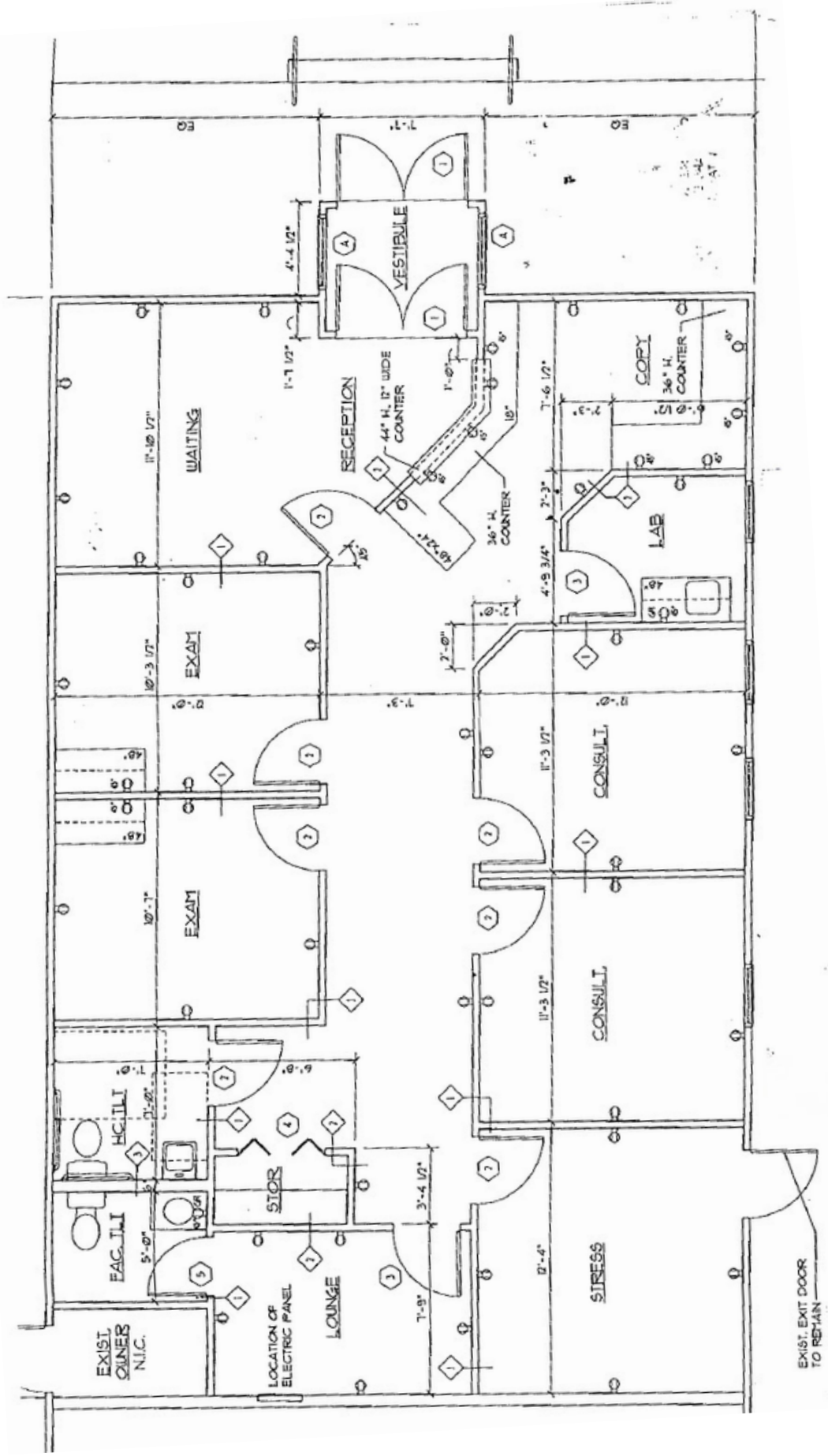
+/- 1,500 SF



PROPERTY FEATURES

- Price: Call for information
- Ideal for professional office users
- Former prominent real estate brokerage office
- Multiple private offices, vestibule, reception area, waiting area and lounge
- Located in newly constructed Mansfield Commons office complex
- Ample parking
- Situated near various retailers
- Easy access to Routes 206, 130, I-295, I-95 and NJ Turnpike

FLOOR PLAN



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.



www.WolfCRE.com

Corey Hassman
Senior Advisor
856.261.5812
corey.hassman@wolfcre.com

Mike Scanzano
Executive VP
856.465.6637
mike.scanzano@wolfcre.com



PROPERTY PHOTOS



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.

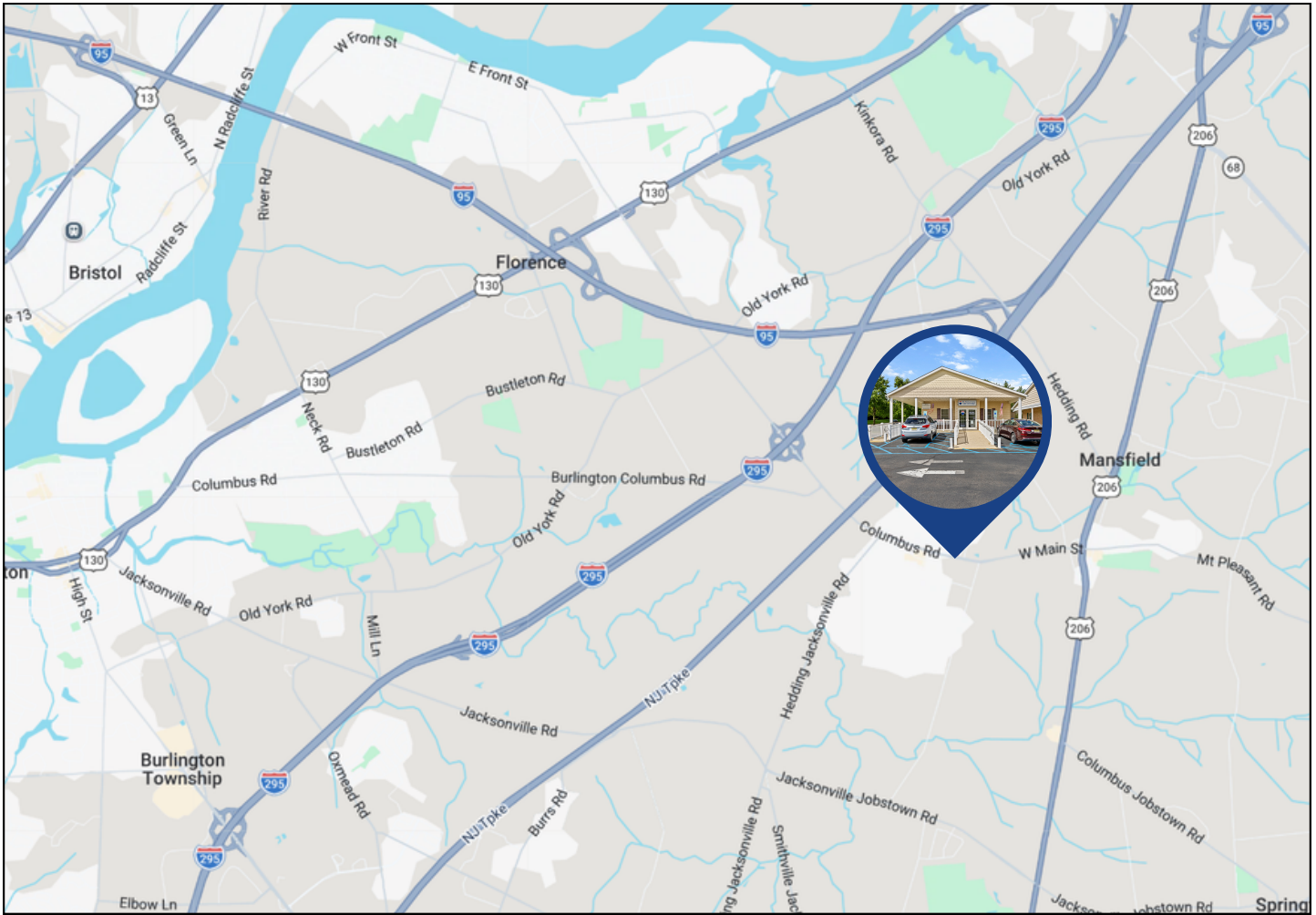


Corey Hassman
Senior Advisor
856.261.5812
corey.hassman@wolfcre.com

Mike Scanzano
Executive VP
856.465.6637
mike.scanzano@wolfcre.com



PROPERTY MAP & DEMOGRAPHICS



1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2,856 Population	8,962 Population	44,715 Population
1,356 Households	3,591 Households	17,330 Households
\$92,260 Median Household Income	\$118,288 Median Household Income	\$122,831 Median Household Income
58,294 Per Capita Income	\$63,387 Per Capita Income	\$58,352 Per Capita Income
61.1 Median Age	52.2 Median Age	43.5 Median Age

MAJOR RETAILERS WITHIN 5-10 MILES



HEALTHCARE NETWORKS NEARBY



PRIME LOCATION

1 Sheffield Drive is strategically positioned in Columbus, NJ with immediate access to major highways, nearby healthcare networks and a wide variety of national and regional retailers. The property offers excellent connectivity to Burlington, Mercer and Philadelphia Counties, making it an ideal location for medical, professional and service-based users.

HIGHWAY ACCESS



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.



Corey Hassman
Senior Advisor
856.261.5812
corey.hassman@wolfcre.com

Mike Scanzano
Executive VP
856.465.6637
mike.scanzano@wolfcre.com

