

101 BURRS ROAD

Westampton, New Jersey



HEALTHCARE OFFICE SUITE FOR LEASE

SUITE F

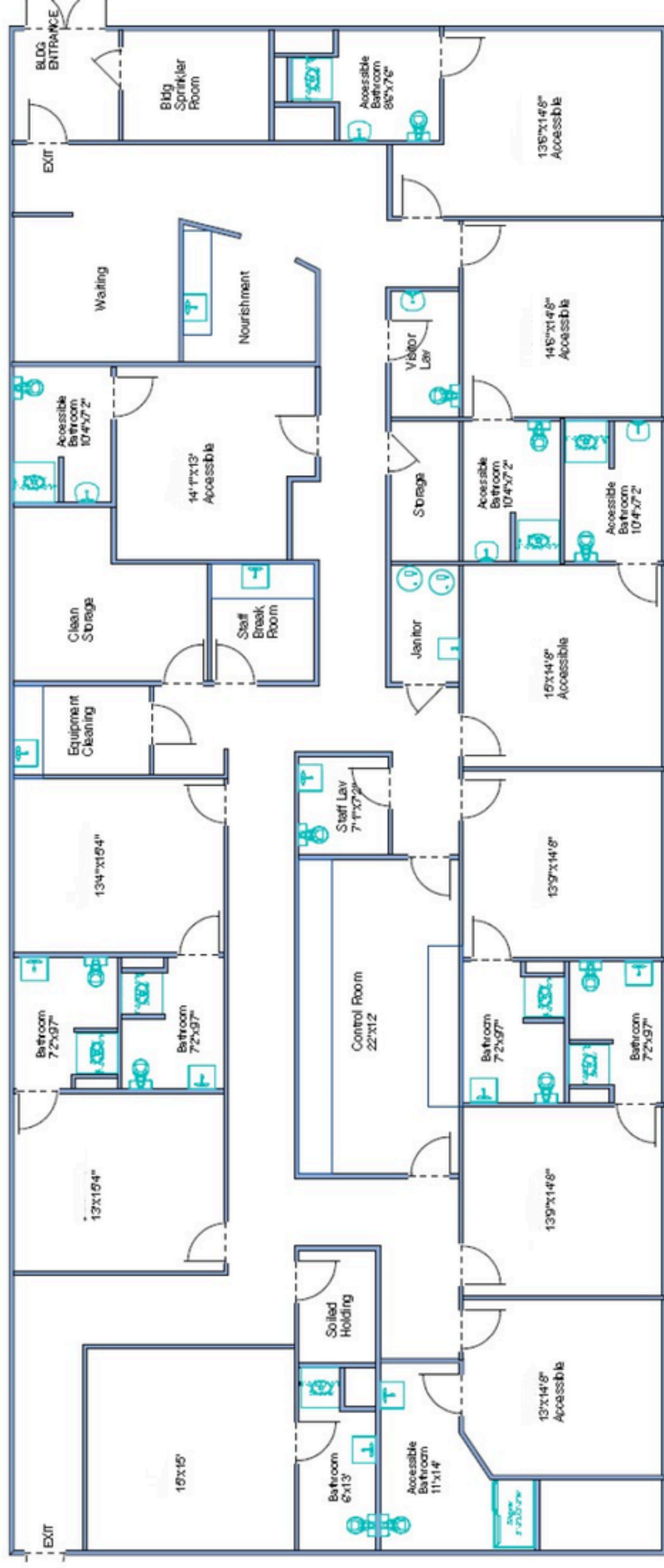
+/- 5,075 SF

PROPERTY FEATURES

- Price: Call for information
- Ideal for medical office users
- Single-story end unit
- Fully fit-out medical office
- Multiple exam rooms, waiting room, consultation offices, full bathrooms, etc.
- Ample parking for both patients and medical staff
- Situated near various healthcare networks
- Easy access to Routes 38 and 130, NJ Turnpike and I-295



FLOOR PLAN



**Rooms Marked "Accessible" are ADA compliant*

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.



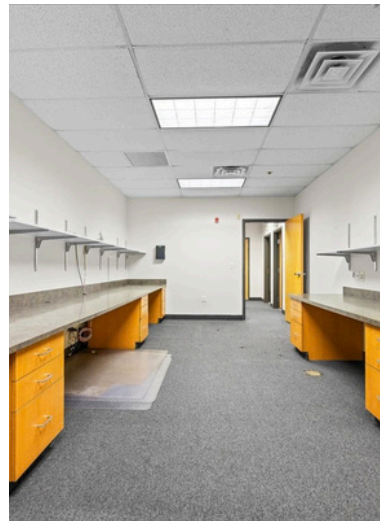
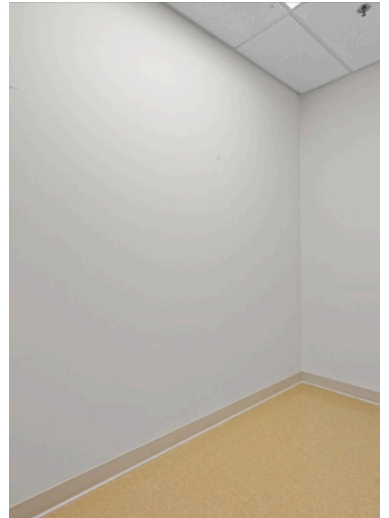
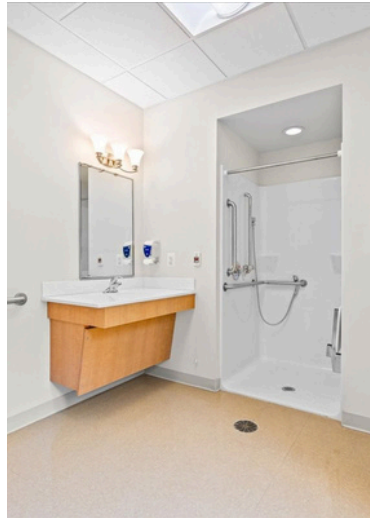
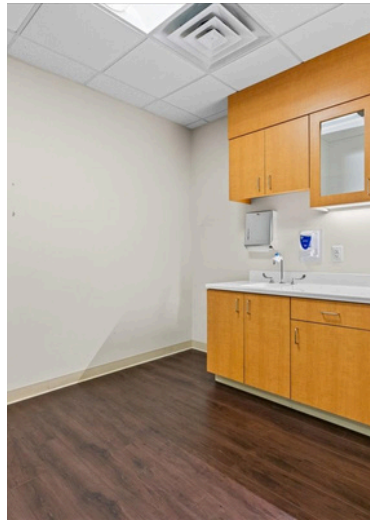
www.WolfCRE.com

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PROPERTY PHOTOS



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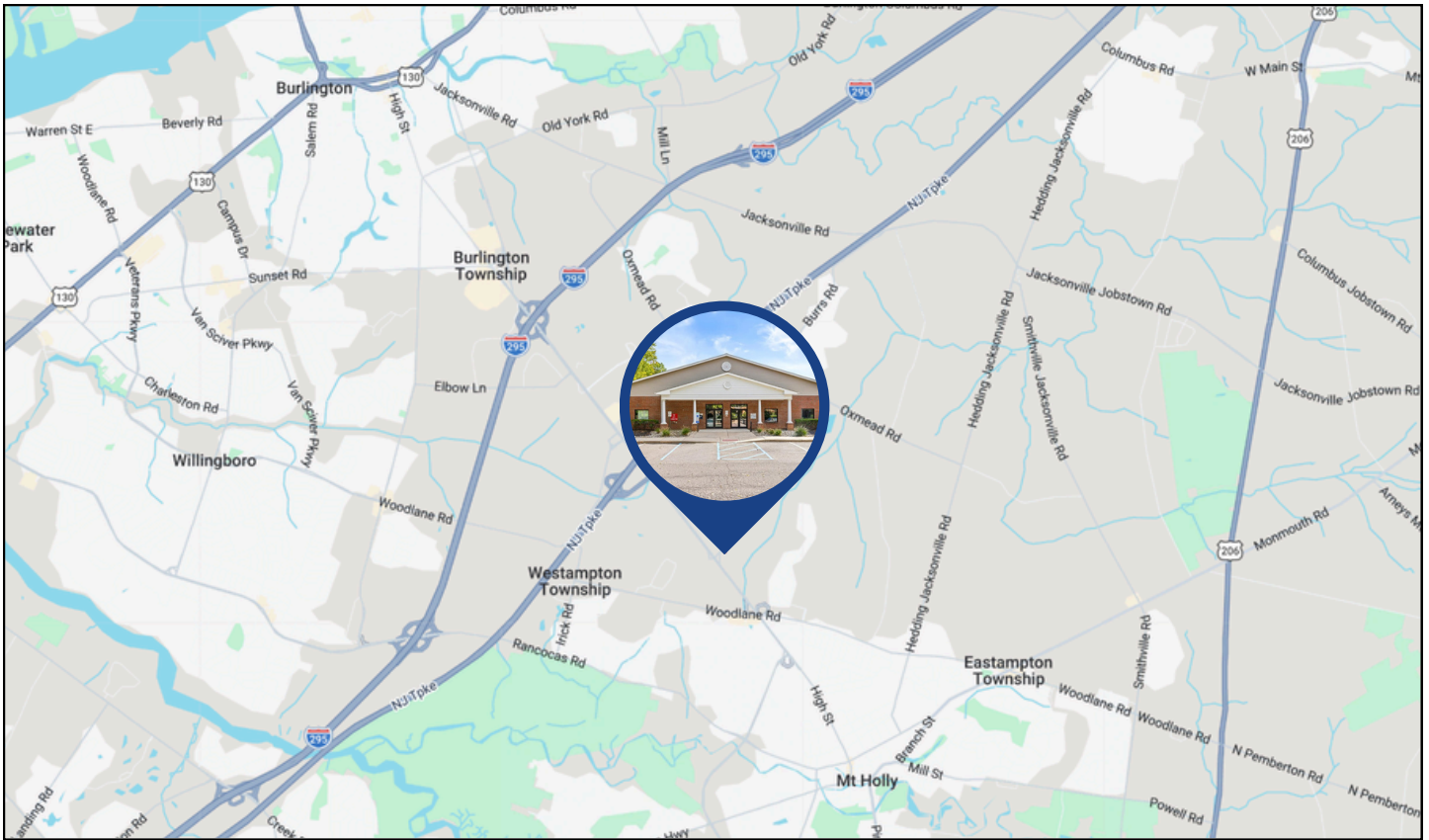


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PROPERTY MAP & DEMOGRAPHICS



HEALTHCARE NETWORKS WITHIN A 5-MILE RADIUS

	On-site at 101 Burrs Road OB/GYN, Neurology, Physical Therapy & Rehabilitation, Sleep Center	ON SITE
	Virtua Mount Holly Hospital 175 Madison Avenue, Mount Holly 383-bed regional medical center with 24/7 emergency services, surgical services and maternity care	~ 2-3 MILES
	1351 Route 38, Hainesport Routine lab work, pediatric collections and diagnostic testing	~ 3-4 MILES
	1613 Route 38, Lumberton Patient service center (Mount Holly) with comprehensive testing services	~ 2-3 MILES
	Jefferson Health – Burlington 811 Sunset Road, Burlington Primary care and specialty services	~ 5 MILES
	Cooper Specialty Care – Willingboro Cardiology, gastroenterology, endocrinology, pulmonary/sleep medicine and other specialties	~ 5 MILES
	Penn Medicine Mount Laurel 5000 Dearborn Circle, Mount Laurel Large multispecialty outpatient facility	~ 6-7 MILES
	Virtua Urgent Care – Mount Holly 555 High Street, Mount Holly	~ 3 MILES

MAJOR ROADWAYS EXCELLENT REGIONAL ACCESS

	CR 541 / Burlington-Mount Holly Road	< 1 MILE
	NJ Route 38	~ 2 MILES
	I-295	~ 3 MILES
	NJ Turnpike (Exit 5)	~ 4 MILES
	US Route 130	~ 5 MILES

DEMOGRAPHICS WITHIN 1, 3 & 5 MILES

	1 MILE	3 MILES	5 MILES
Population	3,766	34,508	116,881
Households	1,337	12,845	43,914
Median Household Income	\$123,363	\$104,404	\$101,154
Average Household Size	2.7	2.6	2.6
Median Home Value	\$355,095	\$333,918	\$330,127
Average Age	42	41	42
Projected 2030 Population	3,835	35,780	120,527

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