

# 4 BYPASS ROAD

Salem, New Jersey



## HEALTHCARE OFFICE CONDO FOR SALE

**SUITE 202**

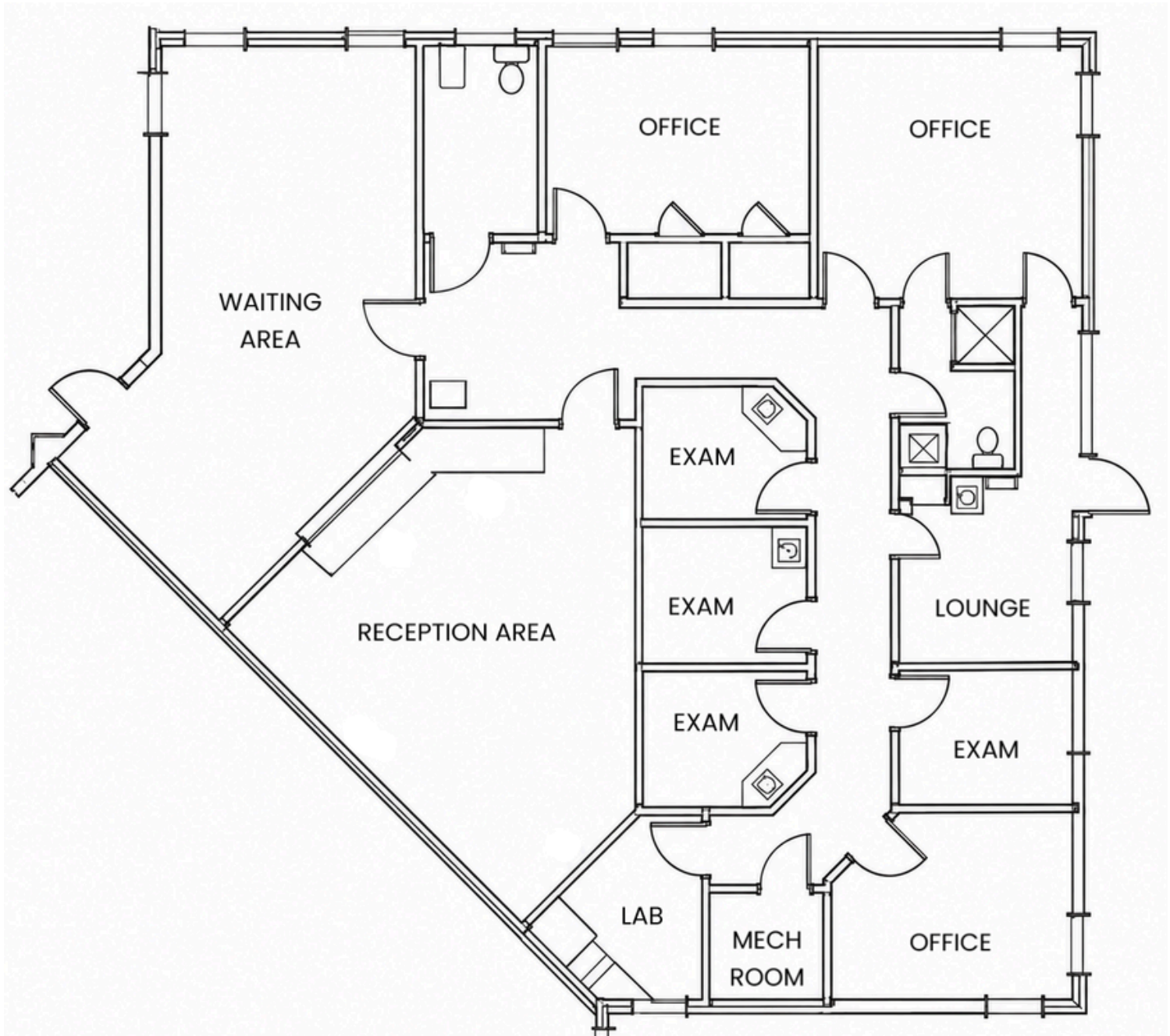
+/- 1,900 SF

### PROPERTY FEATURES

- Price: Call for information
- Ideal for medical office users
- Fully fit-out medical office condo
- Multiple exam rooms, waiting room, consultation office, bathroom, etc.
- Ample parking for both patients and medical staff
- Situated near various healthcare networks
- Easy access to Routes 45, 49, 40, I-295 and NJ Turnpike



# FLOORPLAN



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.

# PROPERTY PHOTOS



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# PROPERTY MAP & DEMOGRAPHICS

## POPULATION

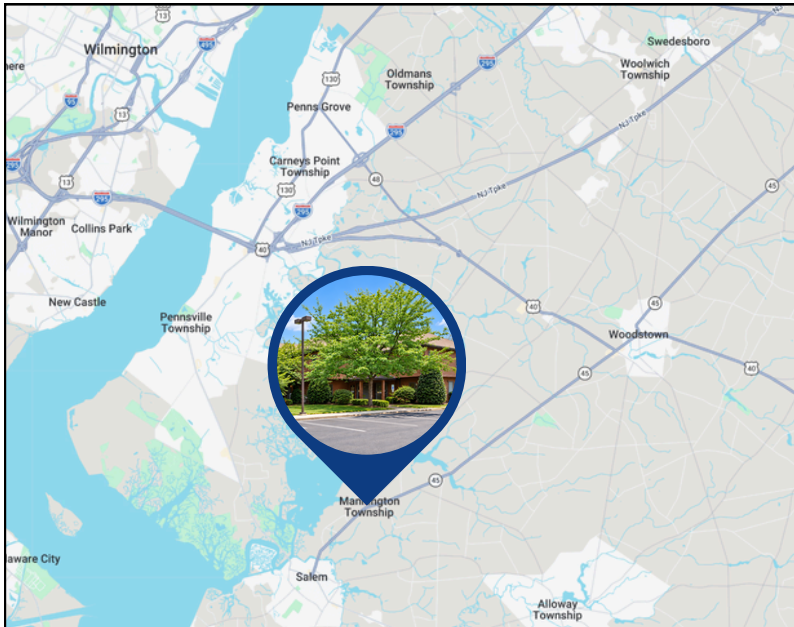
| RADIUS                    | 3 MILES | 5 MILES | 10 MILES |
|---------------------------|---------|---------|----------|
| 2024 Total Population     | 12,138  | 28,693  | 78,655   |
| 2029 Projected Population | 11,874  | 28,172  | 77,118   |
| Median Age                | 43.6    | 42.8    | 41.7     |

## HOUSEHOLDS

| RADIUS                    | 3 MILES | 5 MILES | 10 MILES |
|---------------------------|---------|---------|----------|
| 2024 Total Households     | 4,791   | 11,335  | 30,441   |
| 2029 Projected Households | 4,759   | 11,236  | 30,237   |
| Average Household Size    | 2.49    | 2.47    | 2.54     |

## EMPLOYMENT (AGE 16+)

| RADIUS            | 3 MILES | 5 MILES | 10 MILES |
|-------------------|---------|---------|----------|
| Total Labor Force | 6,010   | 14,472  | 40,312   |
| Employed          | 5,783   | 13,837  | 38,837   |
| Unemployed        | 227     | 635     | 1,475    |
| Unemployment Rate | 3.8%    | 4.4%    | 3.7%     |



## NEARBY HEALTHCARE NETWORKS



### Inspira Medical Center Mannington

**Directly across the street**  
Full-service hospital with emergency care, general surgery, wound care, behavioral health and additional specialty services.



### Inspira Medical Center Elmer

~ 15-17 miles  
Emergency care, outpatient services, rehabilitation and specialty care.



### Inspira Medical Center Mullica Hill

~ 20-23 miles  
Regional hospital with maternity, neonatal, laboratory, rehabilitation and specialty services.



**Cooper and Inspira Cardiac Care**  
Woodstown, NJ  
Cardiology services and affiliated specialists.



### Inspira Primary Care

Pennsville, NJ  
Primary care and community health services.



### Additional Local Providers

Southern Jersey Family Medical Centers, Complete Care of South Jersey (Nephrology), Cooper Cardiology and other specialty practices in the area.

## MAJOR ROADWAYS & ACCESS



**Route 45** Immediate vicinity



**County Route 540** Immediate vicinity



**Route 49** ~ 2-3 miles



**US Route 40** ~ 5-7 miles



**Interstate 295** ~ 7-10 miles



**New Jersey Turnpike** ~ 8-12 miles

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