

# MSC



**2099 NEW ALBANY ROAD**

CINNAMINSON, NJ 08077

**INVESTMENT PROPERTY FOR SALE  
6,000 SF - 100% OCCUPIED  
MEDICAL OFFICE BUILDING**



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## CONTACT

**DANNY WOLF**


dwolf@hellomsc.com  
215.883.7398




## PROPERTY DETAILS


- **Sale price: \$1,000,000**  
**Cap rate and NOI - available upon request**
- Single Tenant NNN lease with Landlord responsibility limited to roof and structure
- Acres: 1.03 acres with 33 parking spaces; 5.5 per 1,000; Pylon and building signage with excellent visibility on Route 130
- 11 exam rooms, 4 restrooms, 2 nurse stations, 2 waiting rooms, 1 entry vestibule, 1 conference room, 1 break room, 1 copy room, storage and IT closet


## DEMOGRAPHICS

 **EST. POPULATION**  
1 mi 8,857 | 3 mi 65,301 | 5 mi 258,817

 **EST. AVERAGE HH INCOME**  
1 mi \$106,798 | 3 mi \$121,424 | 5 mi \$91,084

 **EST. DAYTIME EMPLOYEES**  
1 mi 4,341 | 3 mi 27,426 | 5 mi 105,932

 **EST. NUMBER OF BUSINESSES**  
1 mi 423 | 3 mi 2,405 | 5 mi 9,751

 **EST. HOUSEHOLDS**  
1 mi 3,320 | 3 mi 21,255 | 5 mi 96,656



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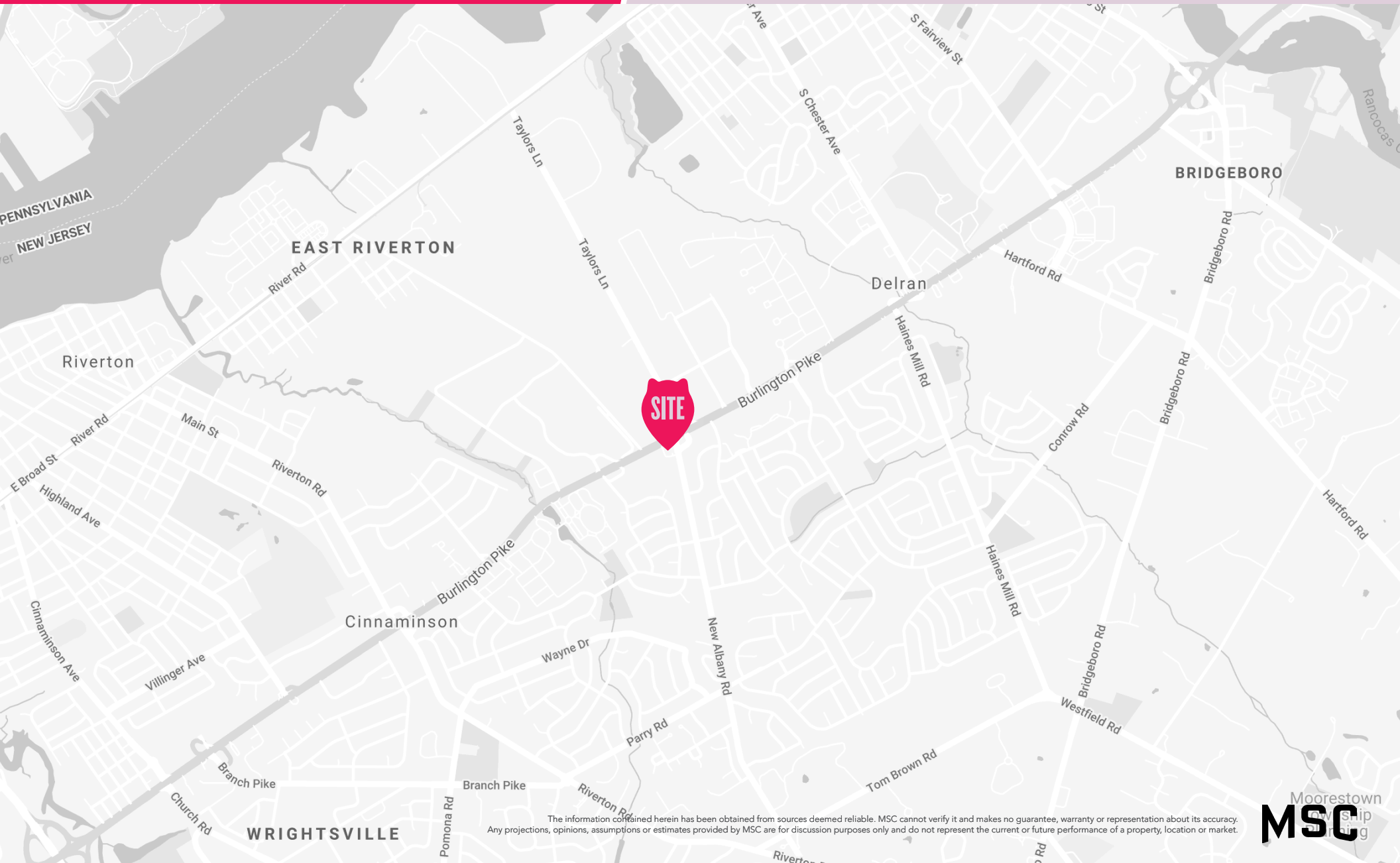
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## INTERIOR PHOTOS

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