

MEDICAL/PROFESSIONAL OFFICES FOR LEASE

805 COOPER ROAD, VOORHEES, NJ 08043

COOPER ROAD PROFESSIONAL CENTER





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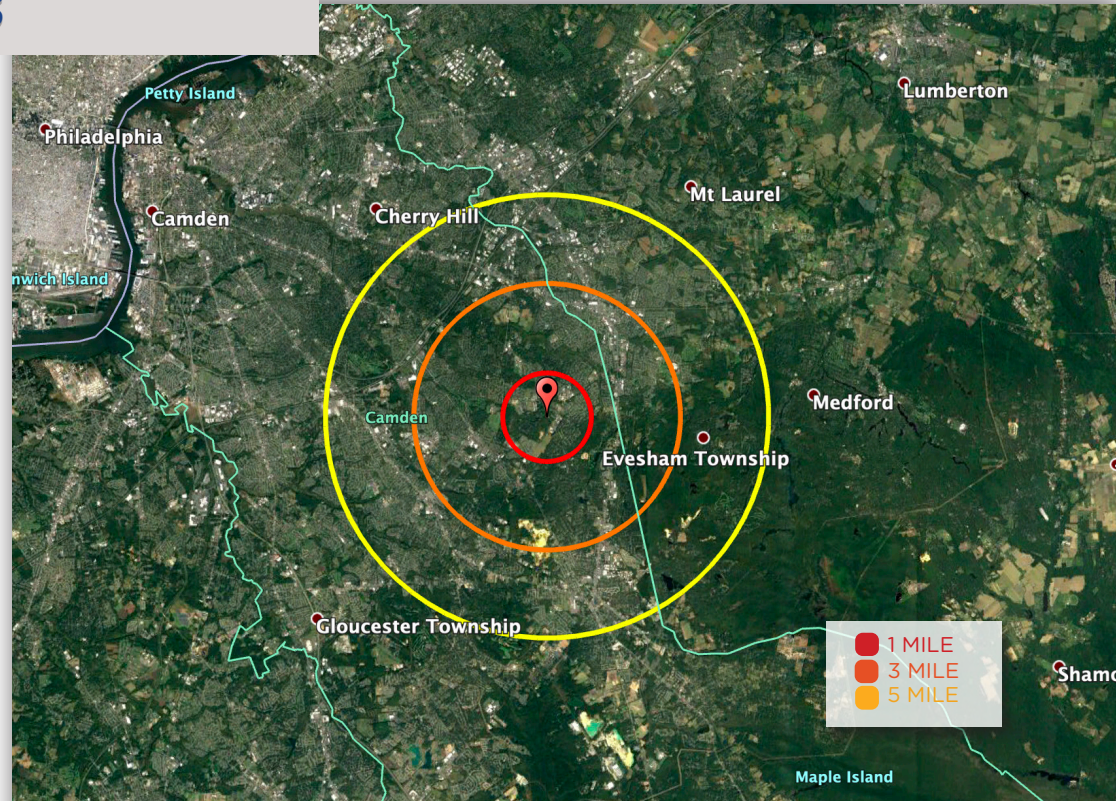
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Offering Summary

- SF Available:** +/- 2,000 SF - +/- 6,822 SF
- Asking Lease Rate:** \$16 / SF NNN
- Signage:** Monument and suite signage
- Parking:** Abundant
- Occupancy:** Immediately

Property/Area Highlights

- + Desirable medical/professional offices with prominent visibility and signage on heavily traveled Cooper Road. Easily accessible from Route 73, Evesham Road and Route 561. In close proximity to multiple retail centers and situated among high demographic residential neighborhoods
- + Fit-out medical spaces available with 4-5 exam rooms, 2-3 private offices, and large reception areas. Larger suite ideal for multiple uses including physical therapy, fitness center, or medical space
- + The building features a diverse roster of co-tenants including Quest Labs and multiple specialty and general medical practices



2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION:	8,223	66,273	188,254
EST. HOUSEHOLDS:	3,129	25,059	72,159
AVG. HOUSEHOLD INCOME:	\$135,324	\$129,049	\$112,354

TRAFFIC COUNT: 13,741 VPD



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