

4,180 SF Available For Lease

416 SICKLERVILLE RD, SICKLERVILLE, NJ 08081



OFFERING SUMMARY

Available SF:	1,880 - 2,300 SF
Lease Rate:	Available Upon Request

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,702	47,576	109,707
Average HHI	\$83,951	\$99,699	\$101,929
Employees	1,009	10,867	28,890
Total Businesses	163	1,185	2,780

LOCATION OVERVIEW

High medical office use area, sits next to Super Wawa at Sicklerville Rd & Williamstown Rd. Close to AC Expressway, Route 42, Cross Keys Rd, and public transportation.

PROPERTY HIGHLIGHTS

- 2,300 SF first floor move-in ready medical office
- 1,880 SF second floor medical office with five exam rooms, reception area, waiting room, offices, and file room.
- Ideal for General Practitioner(s), Specialist(s), or Urgent Care. (Former Lourdes Medical)
- Parking included, handicapped spaces directly in front of the office facility.



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

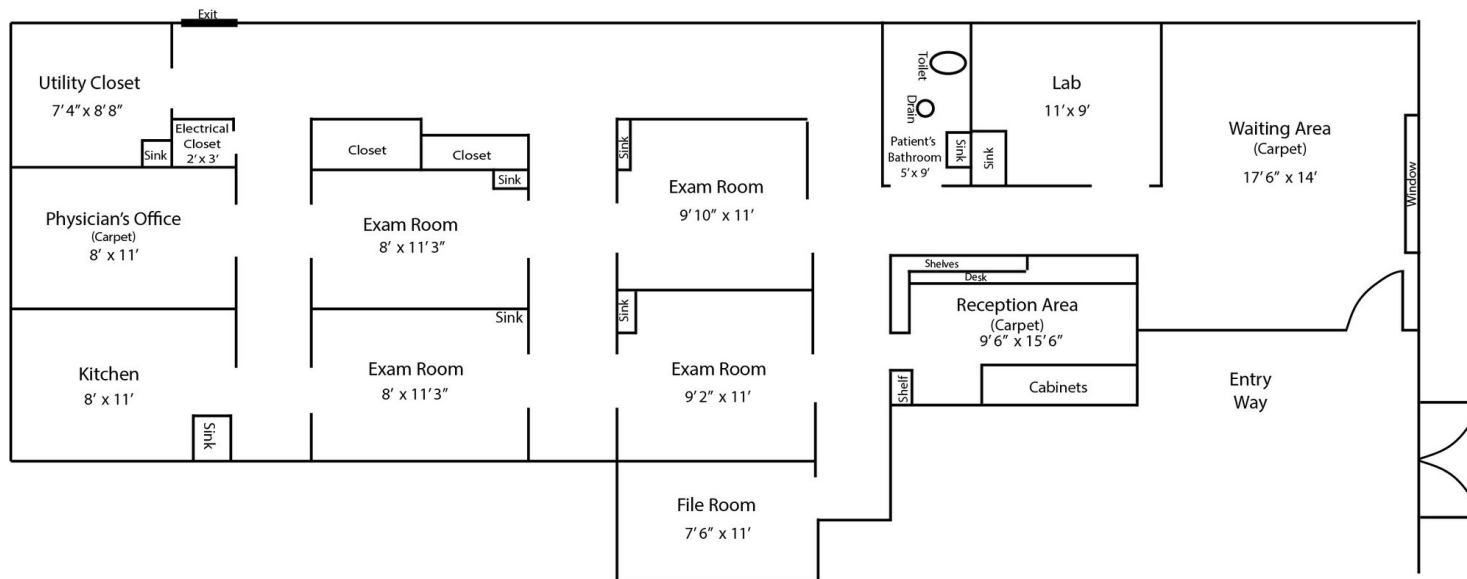
TCN
WORLDWIDE
REAL ESTATE SERVICES

TAMMY RATTACASA
856.392.3735

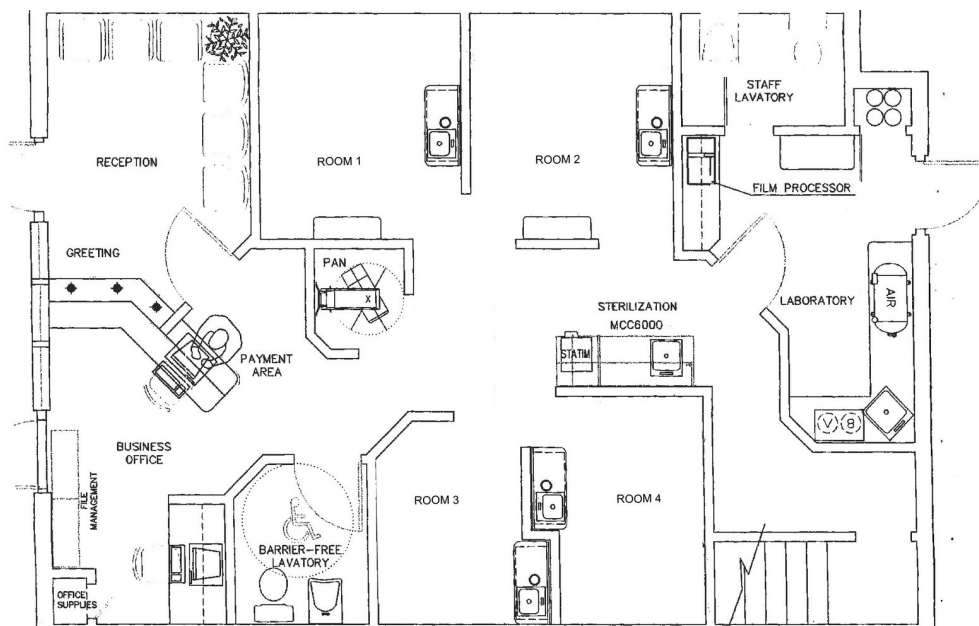
TammyR@ArrowRealEstateServices.com

Sicklerville

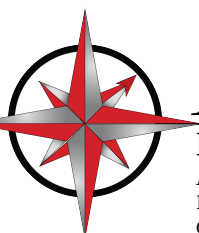
416 Sicklerville Road, Sicklerville, NJ 08081



1 FIRST FLOOR PLAN
2,300 SF Medical Office



2 SECOND FLOOR PLAN
1,880 SF Dental Office



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

TAMMY RATTACASA

856.392.3735

TammyR@ArrowRealEstateServices.com

4,180 SF Available For Lease

416 SICKLERVILLE RD, SICKLERVILLE, NJ 08081



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
 610.400.3018 | ArrowRealEstateServices.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

TAMMY RATTACASA

856.392.3735

TammyR@ArrowRealEstateServices.com