

# 434

New Jersey Avenue  
Absecon, NJ

Medical Office Building  
For Lease

**Absecon Crossing**  
Join Bridgestone Firestone!

**Coming Soon:**  
Royal Farms  
Chipotle  
White Horse Wine & Spirits

**Paul Rogers**

Senior Vice President  
+1 215 928 7504  
paul.rogers@colliers.com

**Evan Steinberg**

Vice President  
+1 215 928 7572  
evan.steinberg@colliers.com

**Colliers**



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# 434 Jersey Avenue

A perfect location for a high tech imaging center or private physician office. This high traffic location adjacent to Royal Farms will guarantee a highly visible property profile and ease of access to all medical patient prospects.

## 1 mile

 **7,570**  
people

 **\$100,156**  
average HHI

 **3,127**  
households

 **3,806**  
employees

## 3 mile

 **33,137**  
people

 **\$90,477**  
average HHI

 **12,312**  
households

 **17,107**  
employees

## 5 mile

 **77,570**  
people

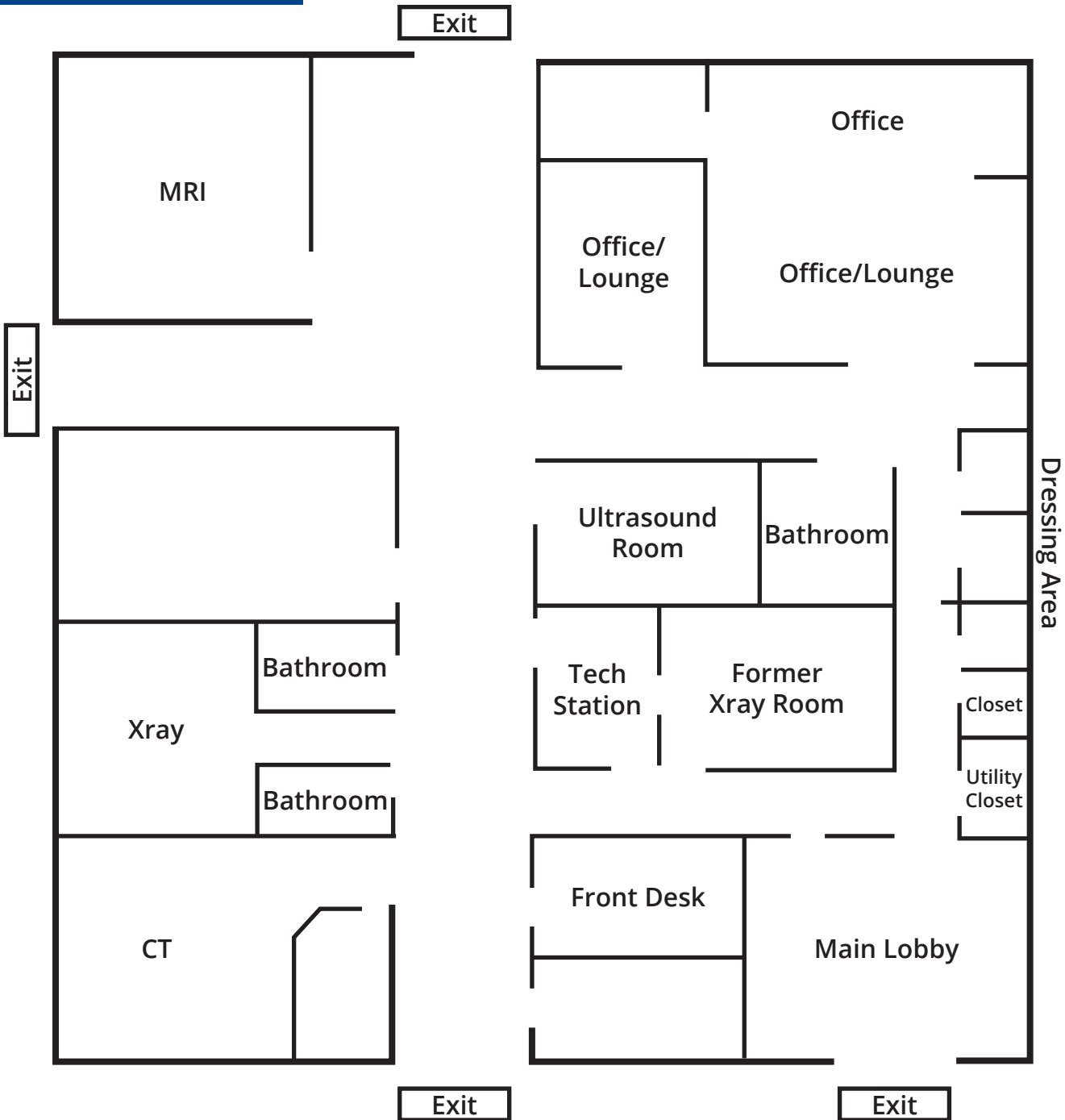
 **\$84,249**  
average HHI

 **28,354**  
households

 **40,602**  
employees



# Floor Plan



# Specifications

Building Size	±4,400 sq. ft.
Lot Size	±20,000 sq. ft.
Age	25+ years
Basement	Slab
Parking	25-30, off-street
Roof	Flat
HVAC	Multi-zoned, 3 zones
Exterior	Stucco
Water/Sewer	Public



Colliers

Colliers International  
Ten Penn Center  
1801 Market Street, Suite 500  
Philadelphia, PA 19103  
colliers.com/philadelphia



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