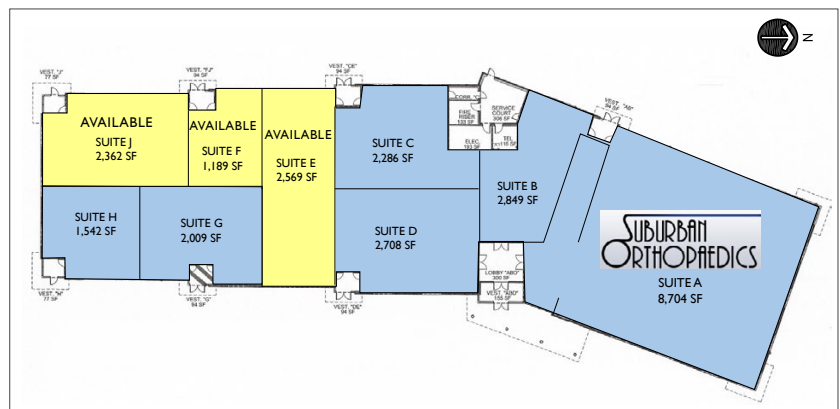




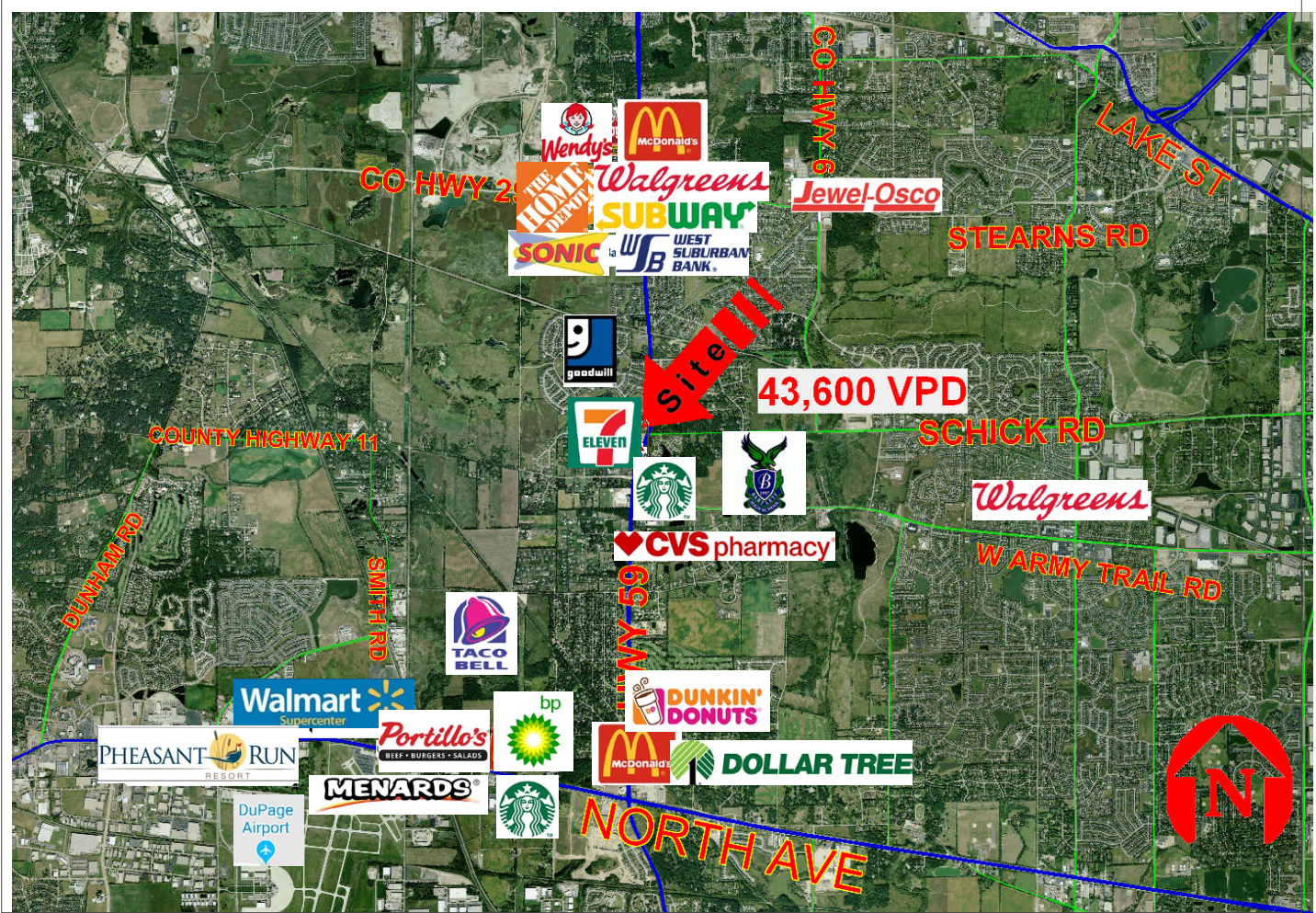
## PROPERTY DESCRIPTION

Brand new 25,000 SF medical/professional office condos available. Join popular Suburban Orthopaedics at a beautiful, brand new building with stunning architecture. Ample parking and excellent access off busy Route 59. Building is located in upscale community and is in close proximity to major hospitals.

- **AREA TENANTS**  
Suburban Orthopaedics, Home Depot, Walgreens, CVS, Starbucks
- **GLA**  
25,410 SF
- **AVAILABLE SF**  
1,200 SF - 6,000 SF
- **TRAFFIC COUNT**  
43,600 VPD
- **PARKING RATIO**  
5/1,000 SF
- **SIGNAGE**  
Highly visible pylon sign available along Route 59



LOCATION AERIAL



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
■ POPULATION	2,431	49,615	164,877
■ HOUSEHOLDS	758	15,572	53,644
■ AVG. HH INCOME	\$137,445	\$110,554	\$98,820

CONTACT INFORMATION

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