



MEDICAL OFFICE

SPACE FOR LEASE



Virtua Health & Wellness Center

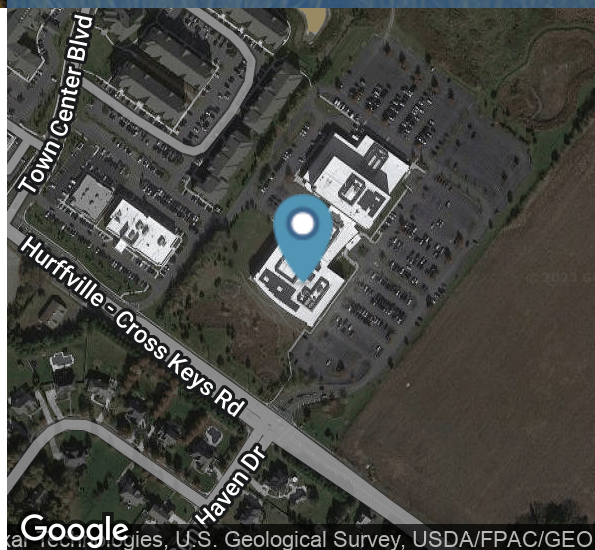
239 HURFFVILLE-CROSS KEYS RD
SEWELL, NJ 08080

PROPERTY HIGHLIGHTS

- Flexible space availabilities ranging from $\pm 1,110$ to $\pm 25,000$ with up to $\pm 70,000$ SF of contiguous space
- Premier southern New Jersey class A outpatient medical facility
- Comprised of various clinical uses including an ambulatory surgery center, urgent care, imaging, cancer center, and a variety of specialties
- Generous tenant improvement allowances
- 1.5 miles to Jefferson Washington Township Hospital
- Only 2.5 miles to Atlantic City, 2.6 miles to route 322, and 5.8 miles to route 55

For more information on this property:

<https://medicaloffice.welltower.com/239-hurffville-cross-keys-rd>



For More Information:

MATTHEW TOMEIO

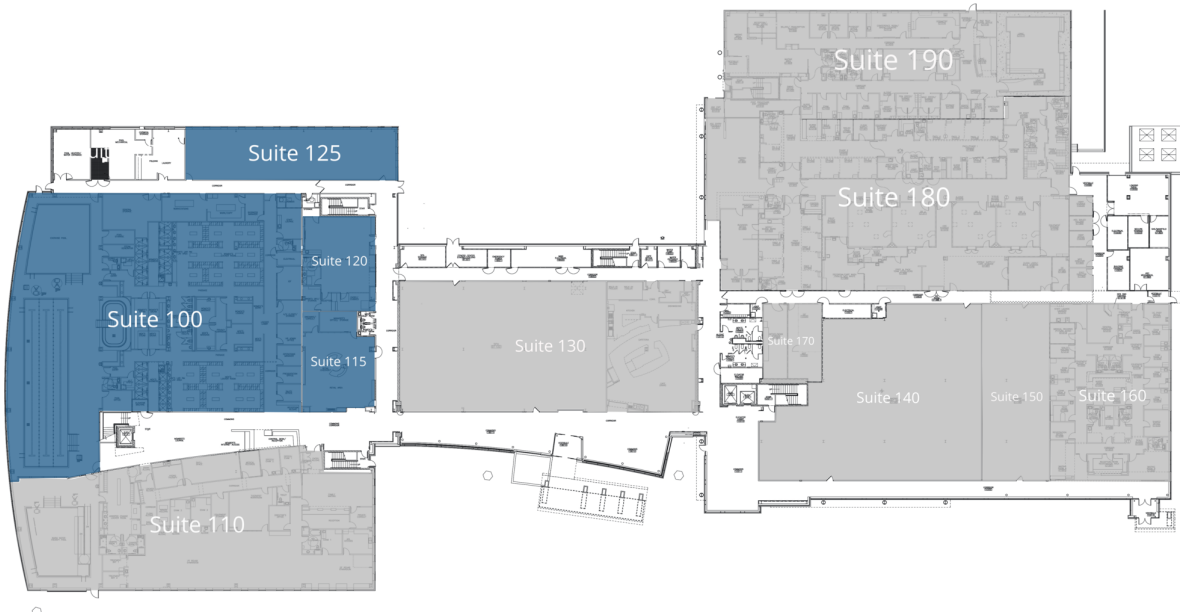
856.809.2659

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AVAILABLE SPACES



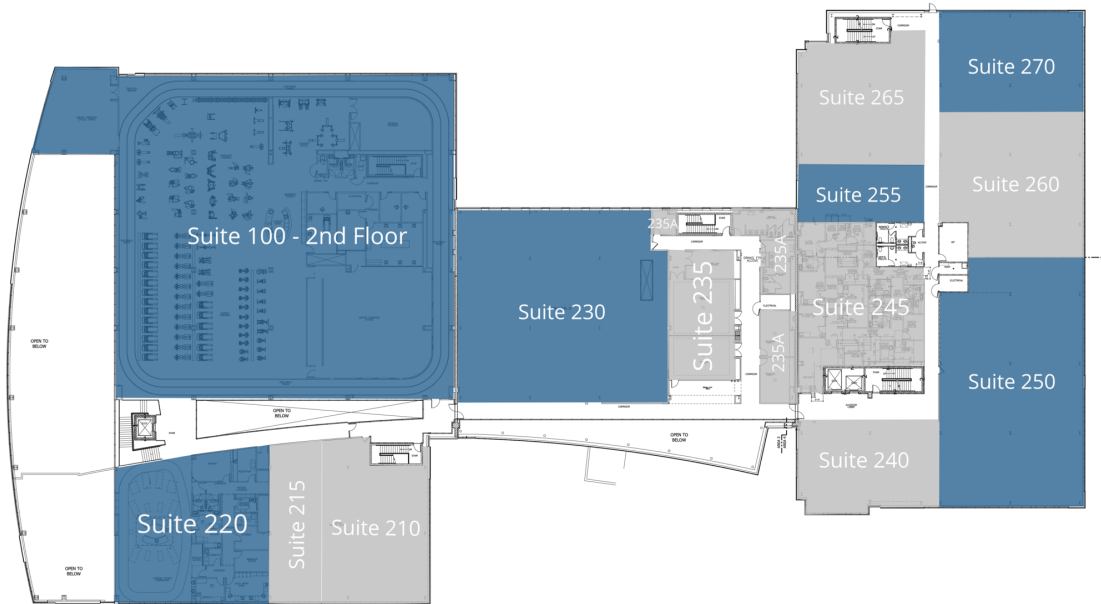
UNAVAILABLE

AVAILABLE

SUITE	SIZE	DESCRIPTION
Suite 100	46,807 SF	Fitness Center - includes 2 Pools (1 Olympic and 1 Therapy), locker rooms and administrative office
Suite 115	1,963 SF	Retail or Class room space
Suite 120	2,010 SF	Former Child Care Space
Suite 125	3,070 SF	Fully customizable space. Currently in shell condition.



AVAILABLE SPACES



UNAVAILABLE

AVAILABLE

SUITE	SIZE	DESCRIPTION
Suite 100 - 2nd Floor	46,807 SF	2nd floor space
Suite 220	4,864 SF	Built out for Cardiac Rehab.
Suite 230	10,247 SF	Currently built out as Spa
Suite 250	7,271 SF	-
Suite 255	1,163 SF	Fully customizable space. Currently in shell condition.
Suite 270	3,887 SF	Fully customizable space. Currently in shell condition.



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VIRTUA HEALTH & WELLNESS CENTER

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ADDITIONAL PHOTOS



Building Aerial



Exterior View



Lobby

For More Information:

MATTHEW TOMEO

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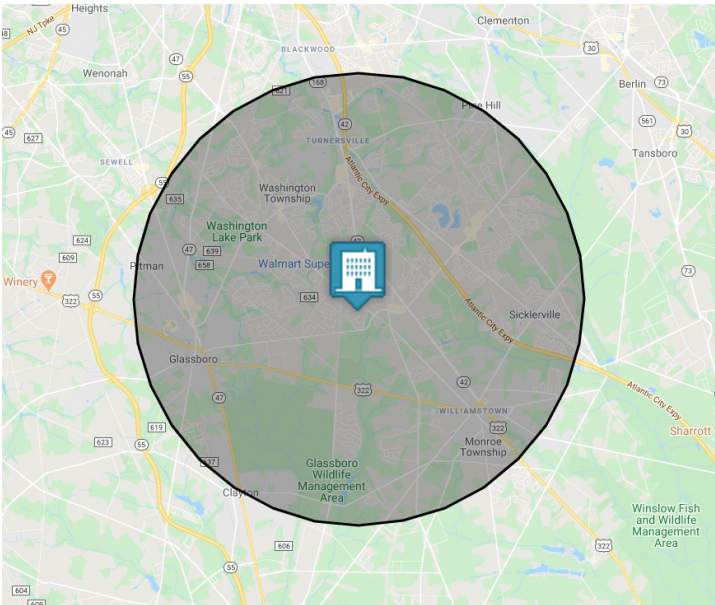
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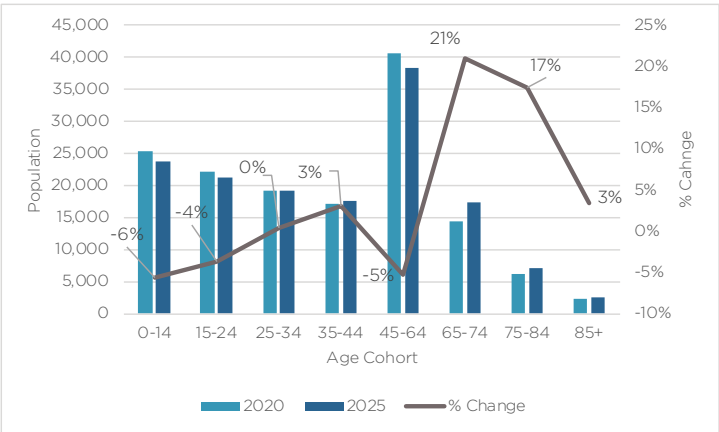
Health Care Market Analysis

Welltower analyzed the market within in a 5 mile radius of the property as shown on the map below.



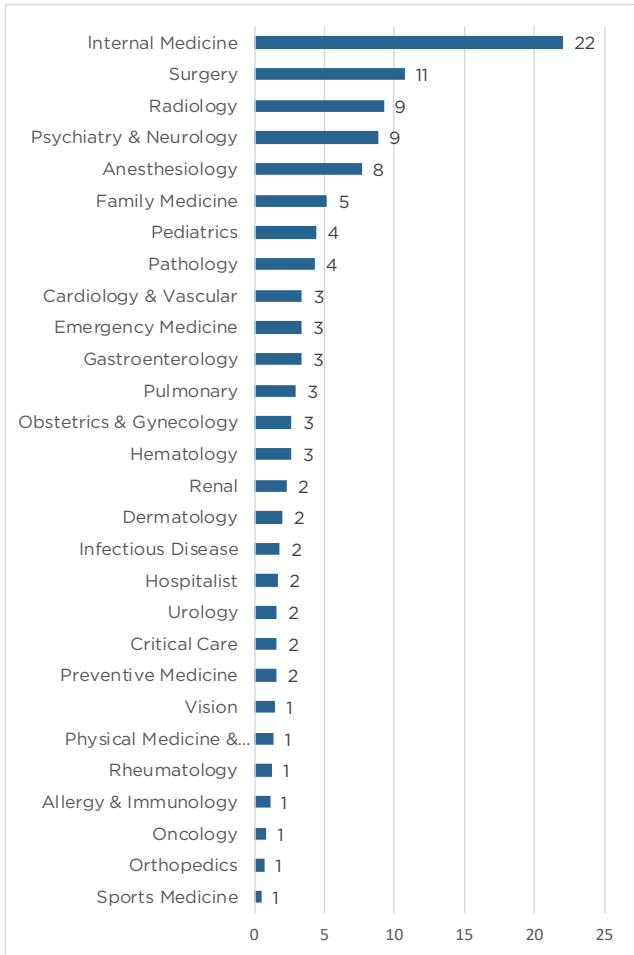
Projected Population Shift

With the 45-64 age cohort representing the largest percentage of the total population at 28%, it is clear to see why the 65-74 age cohort is expected to grow by 21% by 2025.



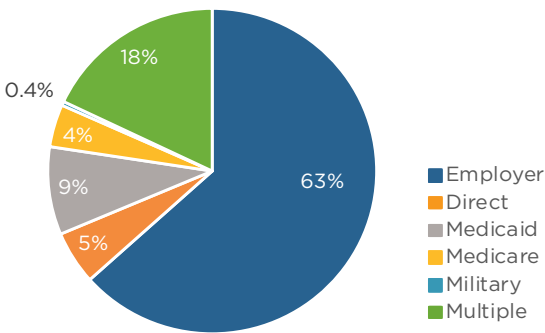
Physician Need by Specialty

The graph below highlights the number of full-time physicians (FTE) for each specialty in need.



Source: Revista

Payor Mix



For More Information:

MATTHEW TOMEO

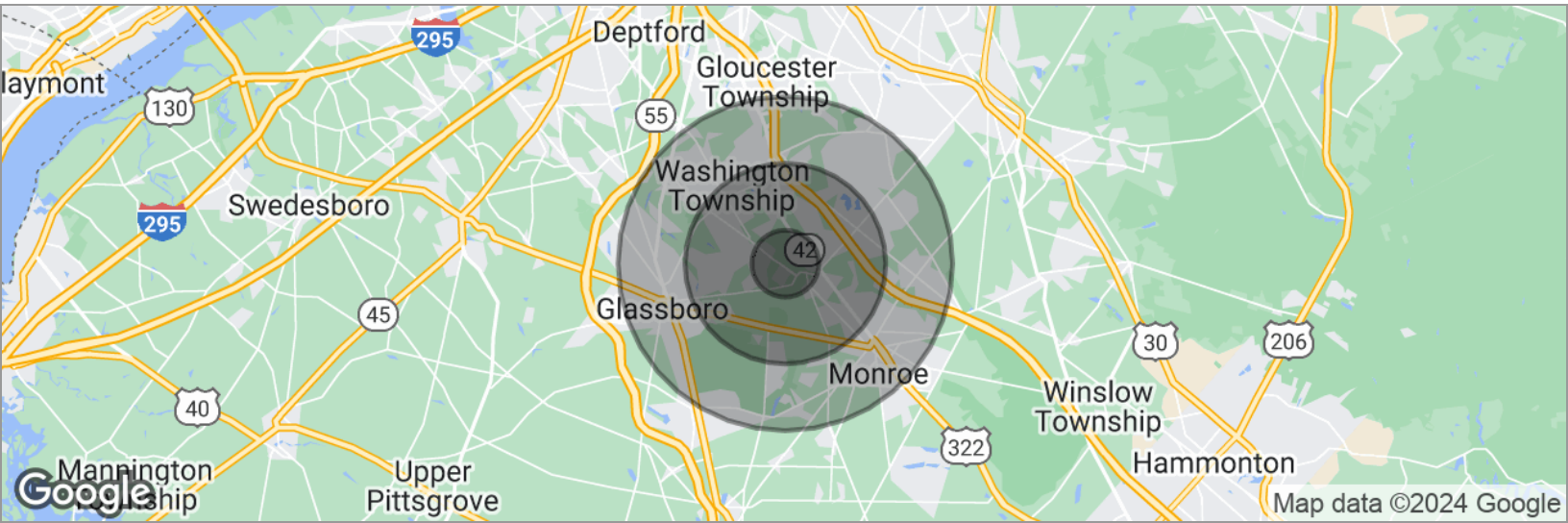
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,236	56,286	150,762
Median age	41.4	40.3	39.1
Median age (Male)	41.2	38.3	37.5
Median age (Female)	41.4	40.9	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,007	21,264	56,901
# of persons per HH	2.6	2.6	2.6
Average HH income	\$120,420	\$105,463	\$98,560
Average house value	\$284,310	\$236,217	\$219,789
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	6.1%	7.6%	8.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	84.5%	77.5%	72.0%
Black	10.1%	14.8%	18.3%
Asian	1.9%	2.5%	3.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.3%	0.2%
Other	0.8%	1.5%	2.0%

* Demographic data derived from 2020 ACS - US Census

