

Medical Office Space Available

Virtua Health & Wellness Center – Washington Township
239 Hurffville-Crosskeys Road, Sewell, NJ



± 70,000 SF OF CONTIGUOUS SPACE AVAILABLE

Property Highlights

- 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
- Up to 70,000 RSF contiguous space available
- Divisible 46,807 RSF former fitness center space available
- Well capitalized ownership offering an above market tenant improvement allowance



For more information, please contact:

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Managed By: **welltower**[®]

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Virtua Health & Wellness Center – Washington Township

239 Hurffville-Crosskeys Road, Sewell, NJ

AVAILABLE SPACES

First Floor

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.
Suite 150	5,084 SF	Fully customizable space. Currently in shell condition. With small retail pharmacy space

Second Floor

SUITE	SIZE	DESCRIPTION
Suite 100 <i>2nd Floor</i>	46,807 SF	2nd floor space
Suite 220	4,864 SF	Former Cardiac Rehab space
Suite 230	10,247 SF	Fully customizable space. Currently in shell condition.
Suite 250	7,271 SF	Recently updated clinical space.
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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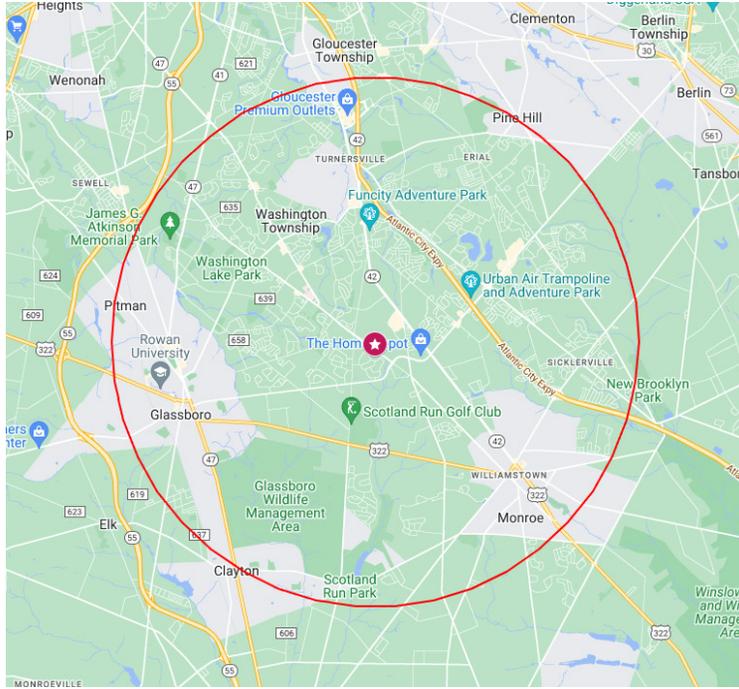


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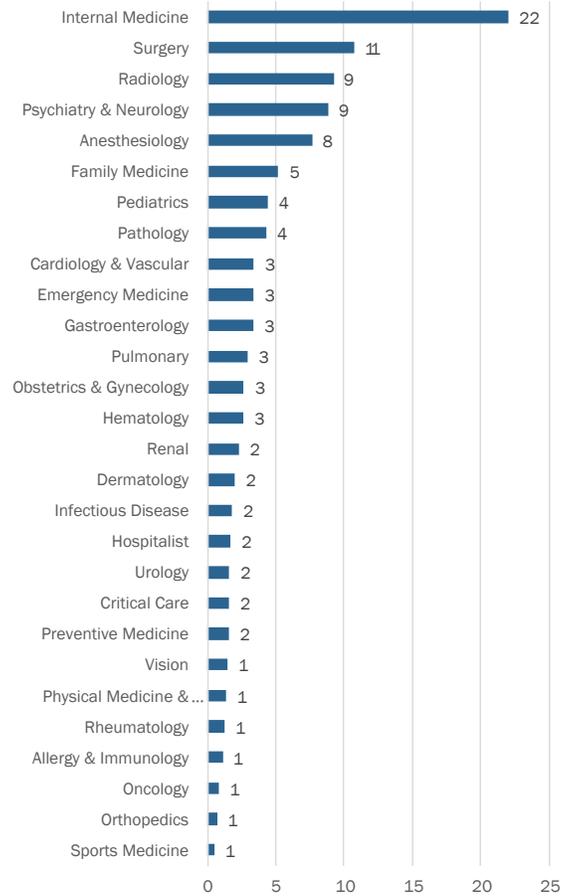
Health Care Market Analysis

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



Physician Need by Specialty

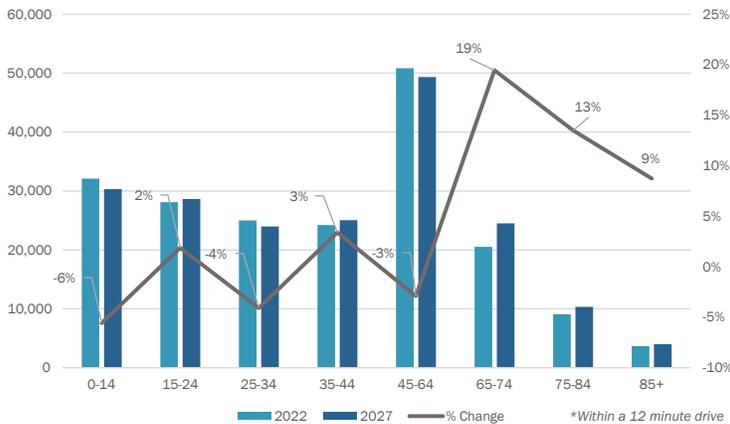
The graph below highlights the number of full-time physicians (FTE) for each specialty in need.



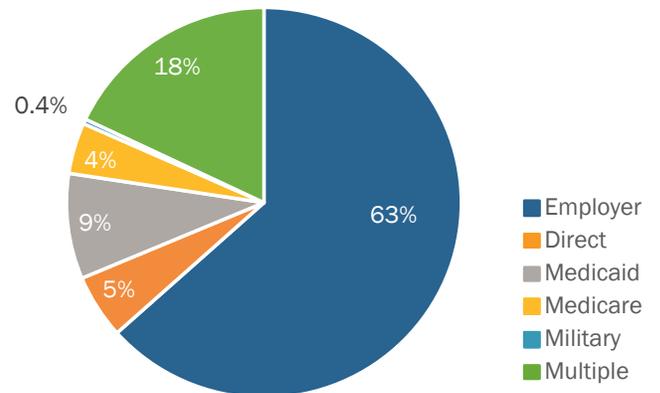
Source: Revista

Projected Population Shift

With the 45-64 age cohort representing the largest percentage of the total population (20%), the need for clinical services in this market will increase in future years.



Payor Mix



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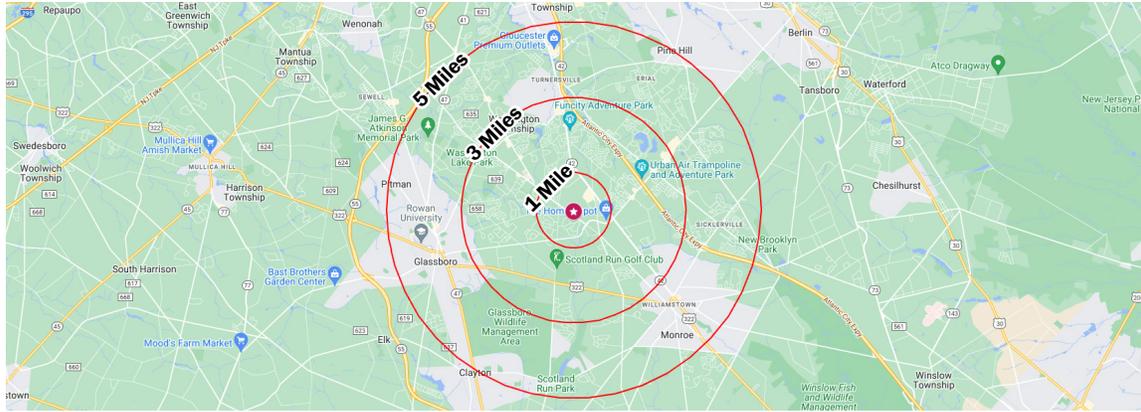
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,236	56,286	150,762
Median age	41.4	40.3	39.1
Median age (Male)	41.2	38.3	37.5
Median age (Female)	41.4	40.9	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,007	21,264	56,901
# 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



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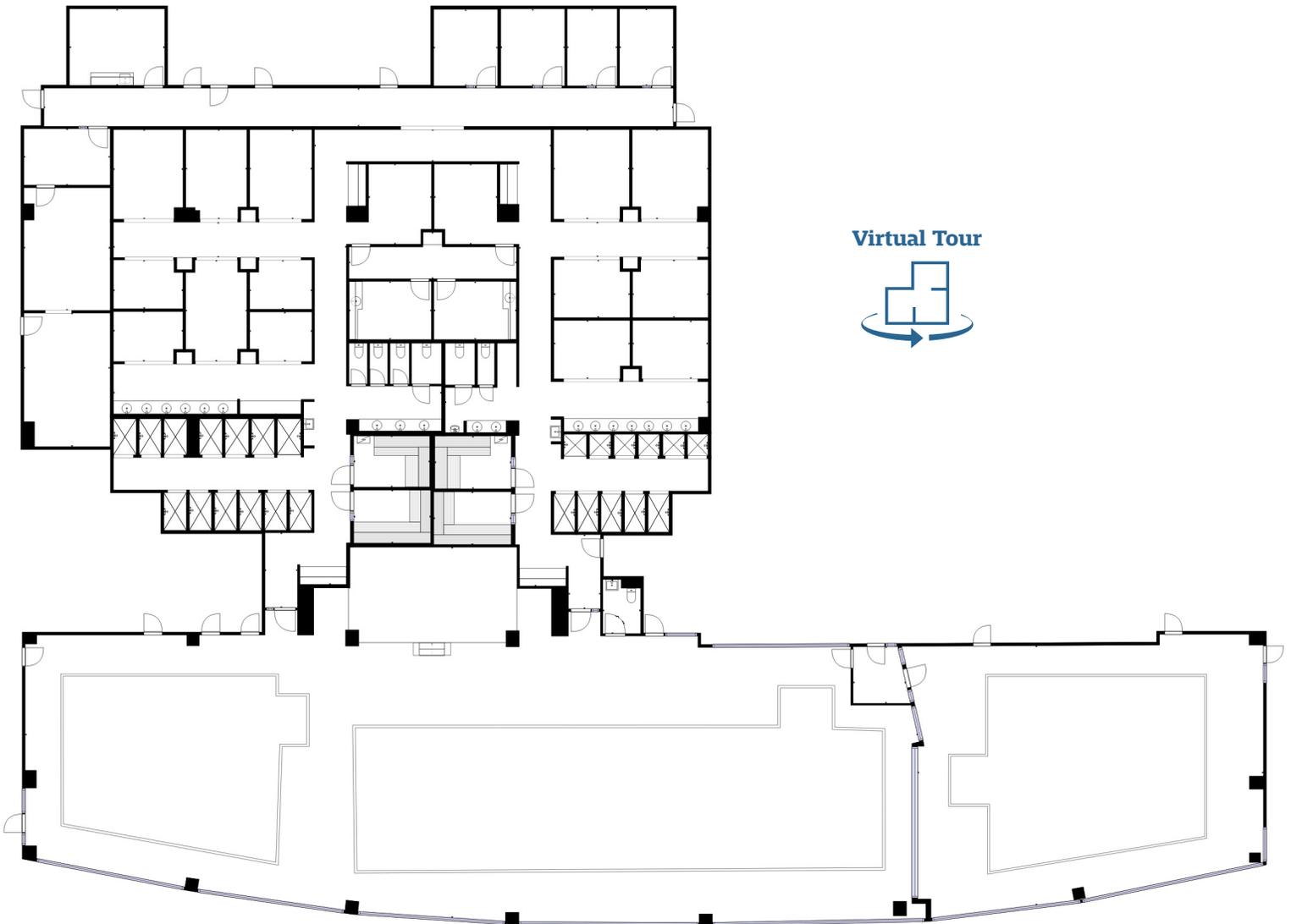
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First Floor

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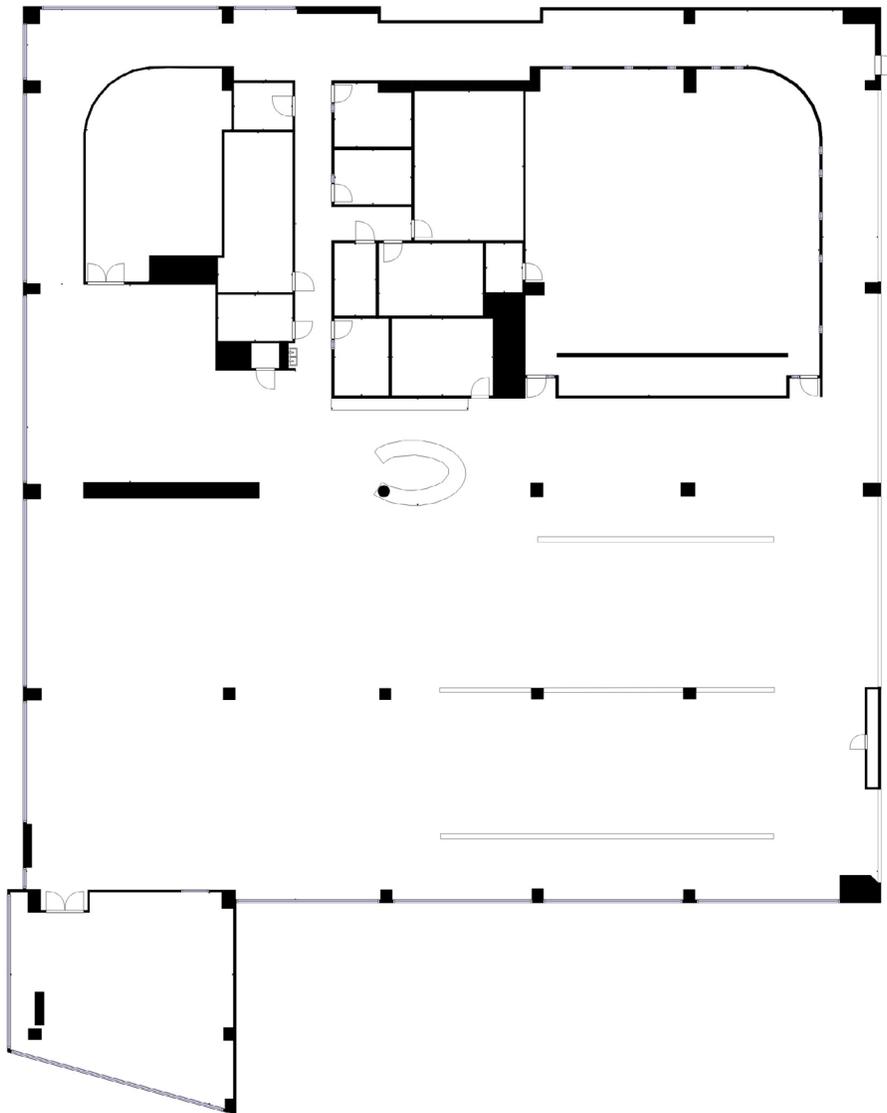


AVAILABLE SPACES

Second Floor

SUITE	SIZE	DESCRIPTION
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Suite 100 <i>2nd Floor</i>	46,807 SF	2nd floor space
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Virtual Tour



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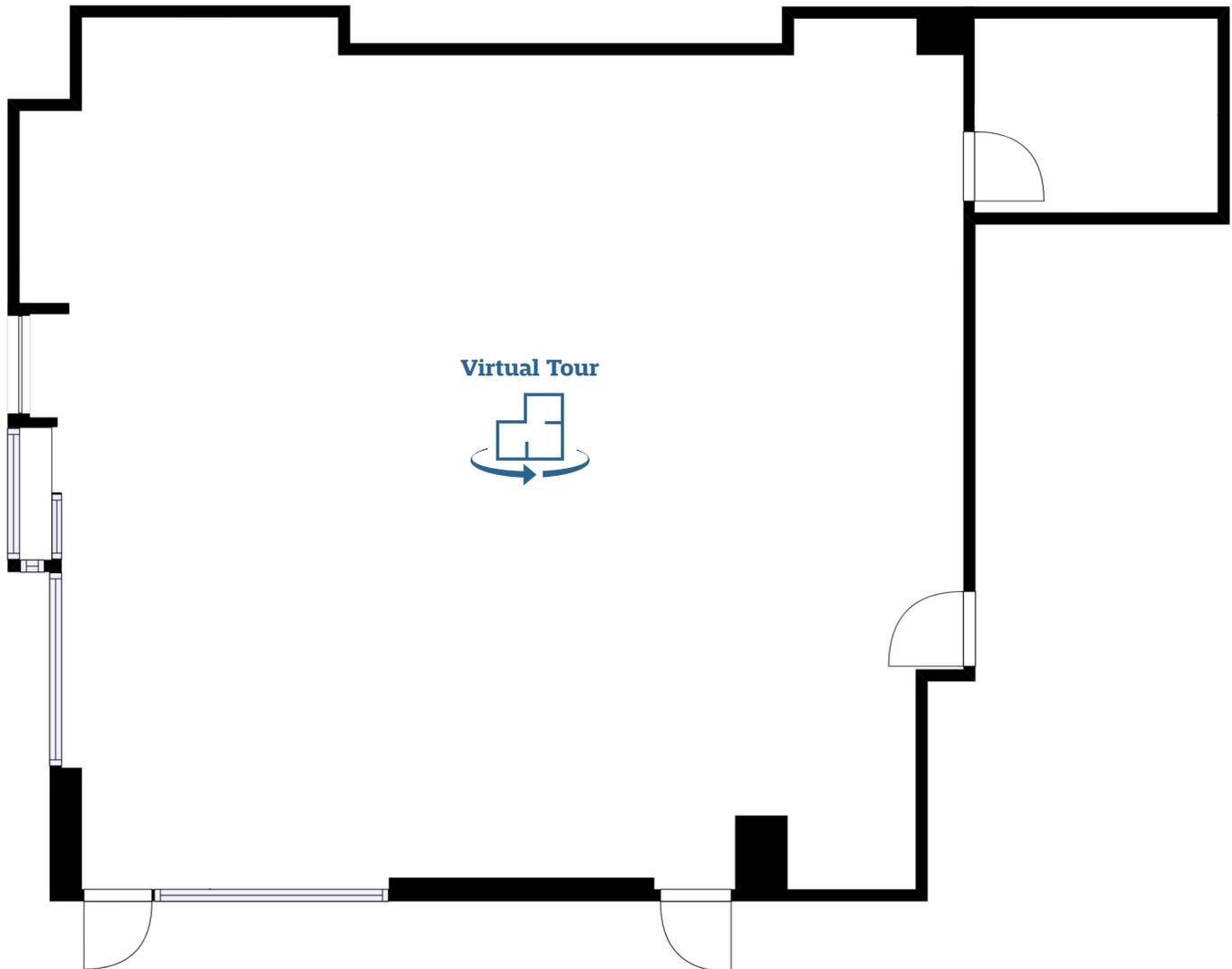
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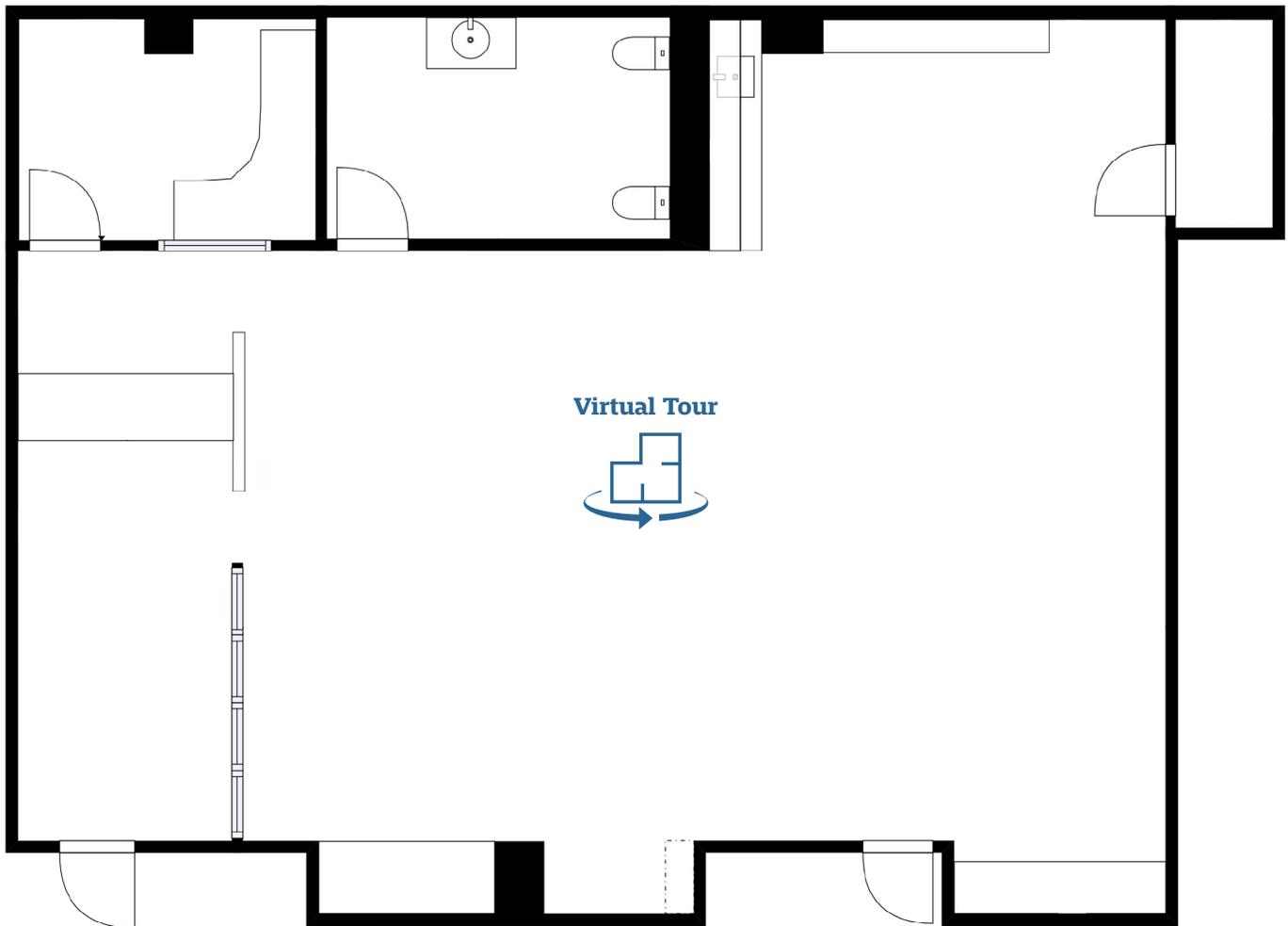
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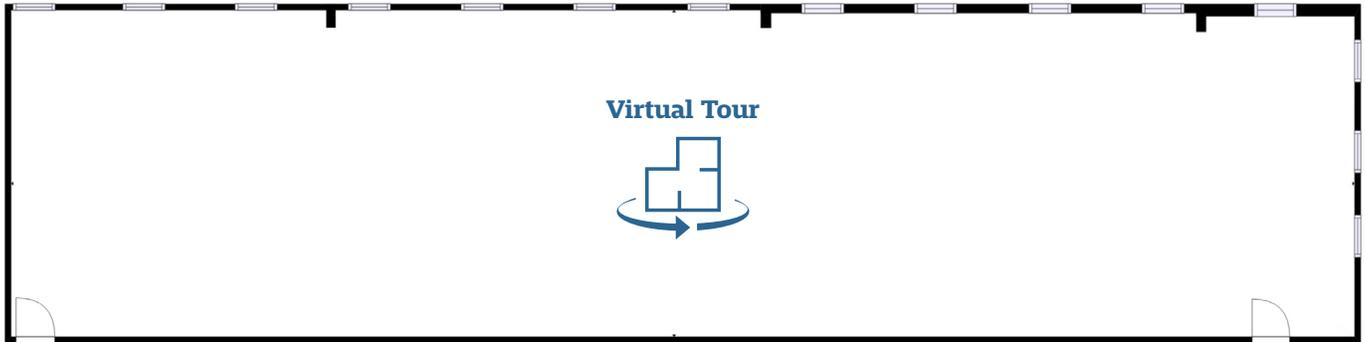
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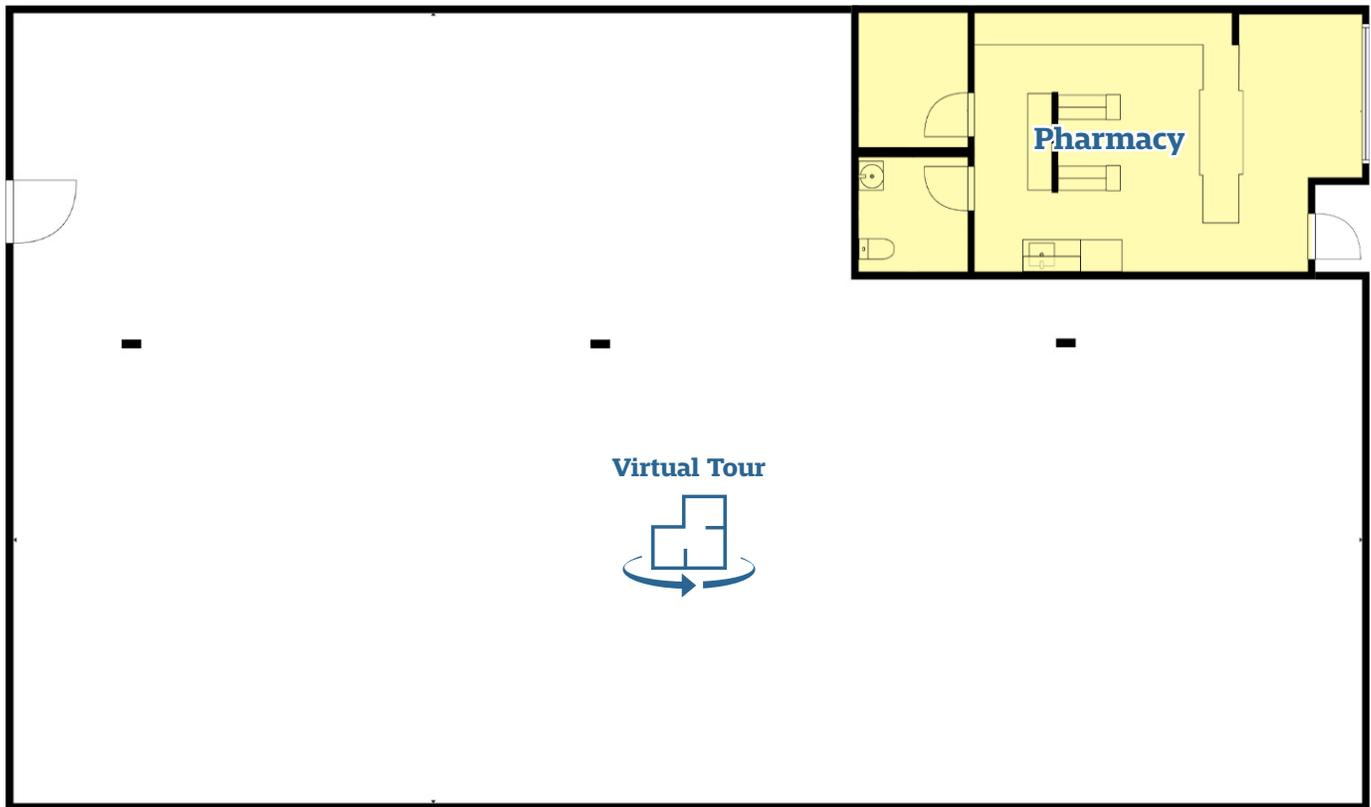
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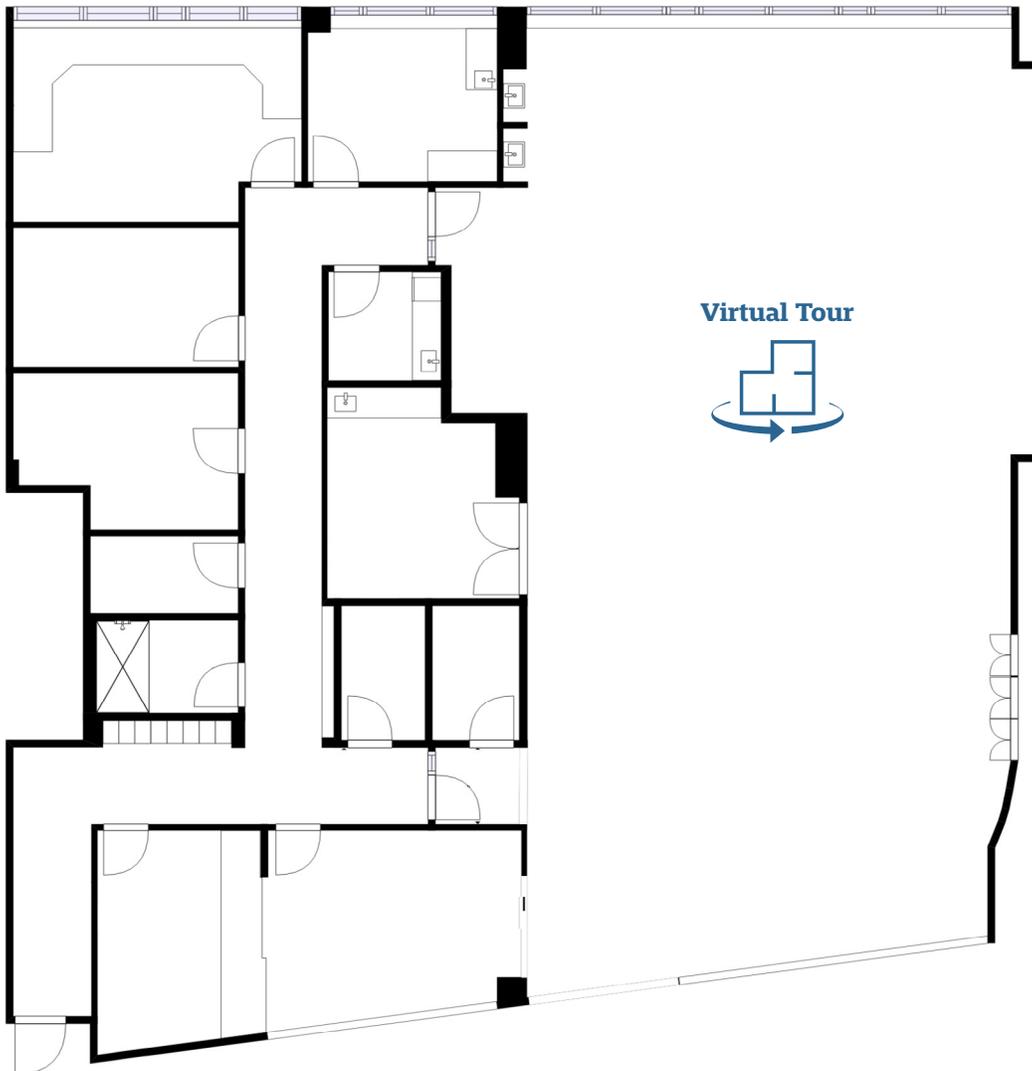
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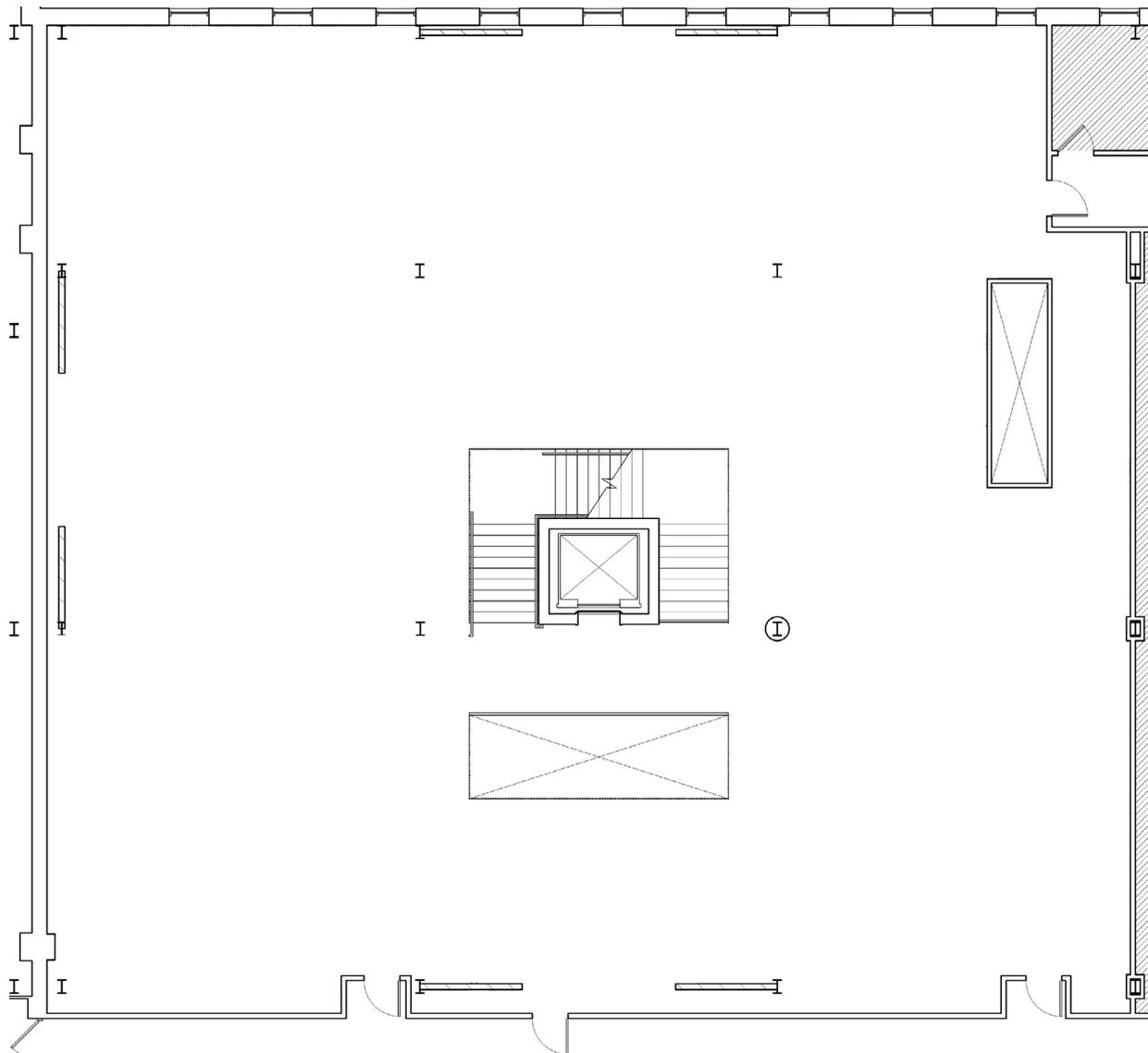
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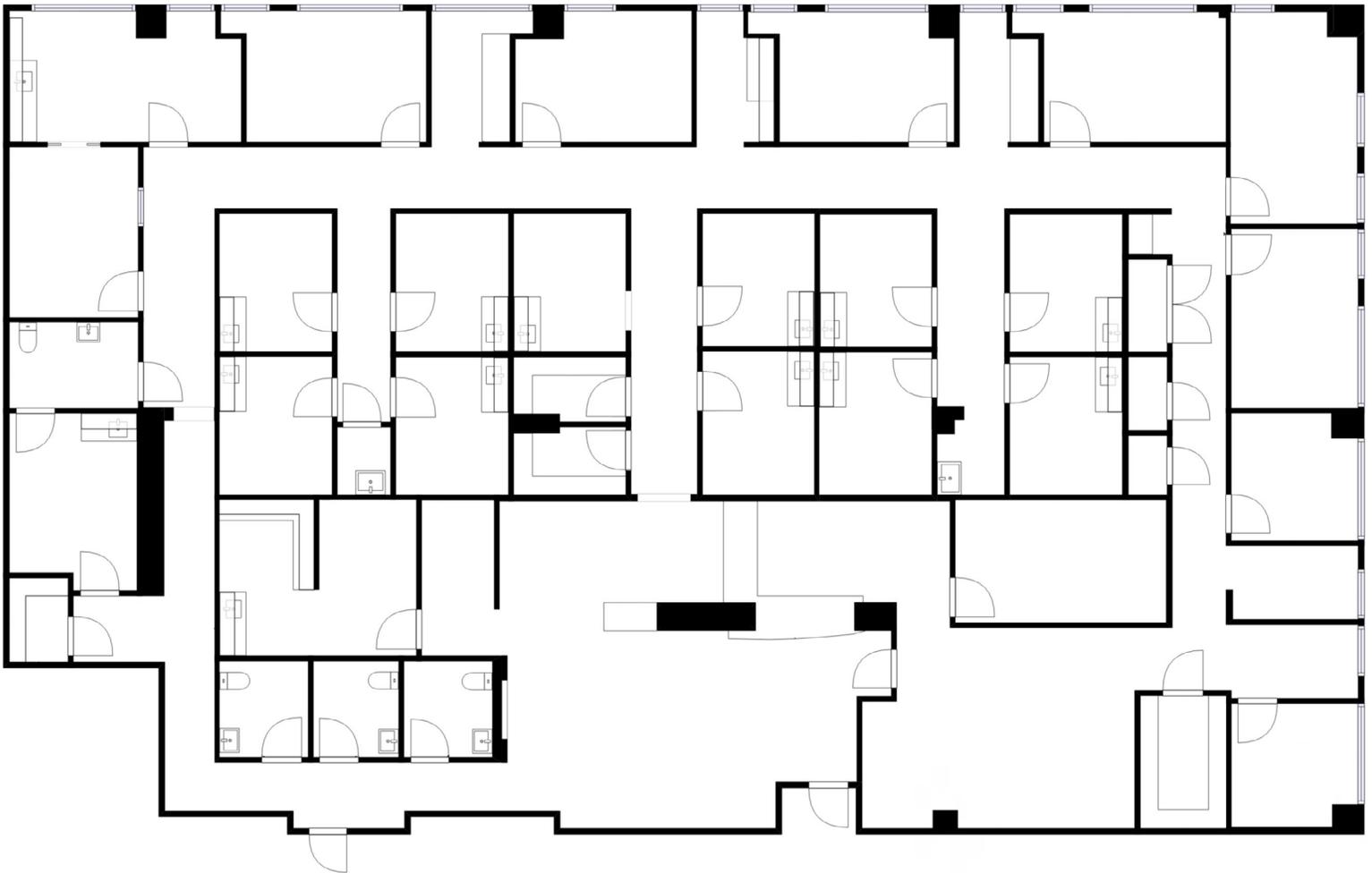
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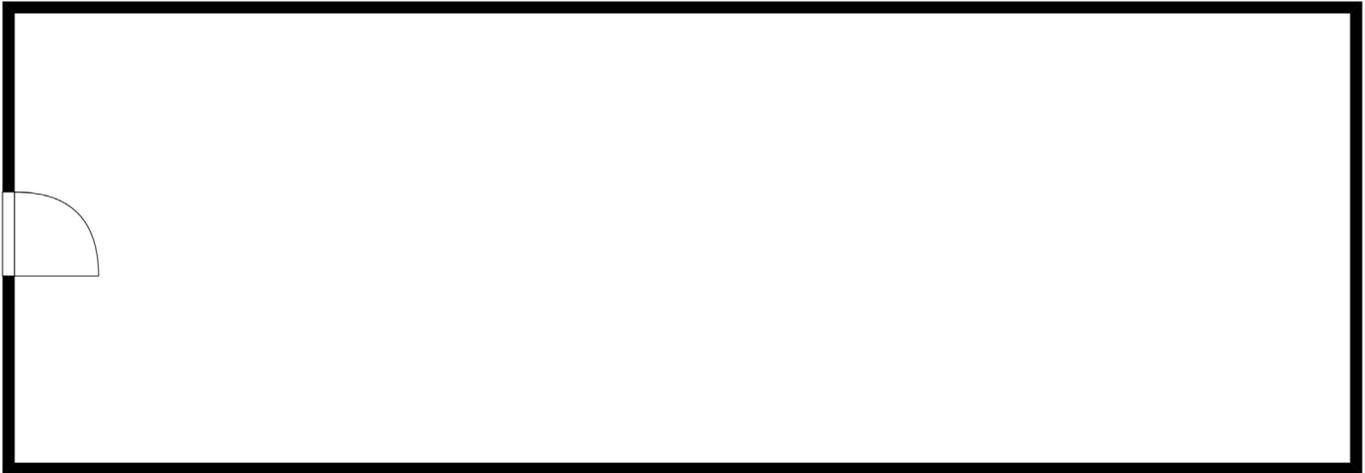
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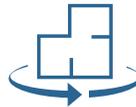
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Virtual Tour



AVAILABLE SPACES

Second Floor

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