Turnkey Medical Office

FOR LEASE



13 South Lakeview Drive

GIBBSBORO, NJ 08026

ROTHBERG DUBROW

PROPERTY SUMMARY

13 S. Lakeview Drive offers **5,400 SF of turnkey clinical office space** in a standalone building in Gibbsboro, New Jersey, available June 1, 2027. Prominently located along **Route 561**, the property features on-site parking, building signage, and convenient access to Voorhees, Berlin, and surrounding Camden County communities.

The recently renovated space includes **a reception and waiting area, exam rooms, staff offices, and a break room**, providing an established layout for medical and healthcare users. The building is also equipped with solar panels that help offset the tenant's electricity costs, offering an additional operational benefit.





AT A GLANCE



SQUARE FOOTAGE
5,400

TURNKEY
Recently renovated clinical office

PARKING
Ample on-site parking

LOCATION
Prominent frontage along Route 561

SOLAR PANELS
Help offset electricity costs

DAILY TRAFFIC
21,916 along South Lakeview Drive

AREA

Located in **Camden County**, Gibbsboro Borough is an established South Jersey community with convenient connectivity to Voorhees, Berlin, and surrounding municipalities via Route 561. The area includes a mix of residential neighborhoods, commercial services, and healthcare providers serving communities throughout the region.

The surrounding healthcare network includes **Virtua Voorhees Hospital**, a major regional medical center, along with Virtua Reconstructive Orthopedics in Gibbsboro and **Advocare Milestone Pediatrics** on North Lakeview Drive. These facilities contribute to an established medical presence throughout the Voorhees–Gibbsboro area.

13 S. Lakeview Drive is prominently positioned along Route 561, offering roadway visibility and convenient access for patients and staff traveling from surrounding communities.



AREA DEMOGRAPHICS

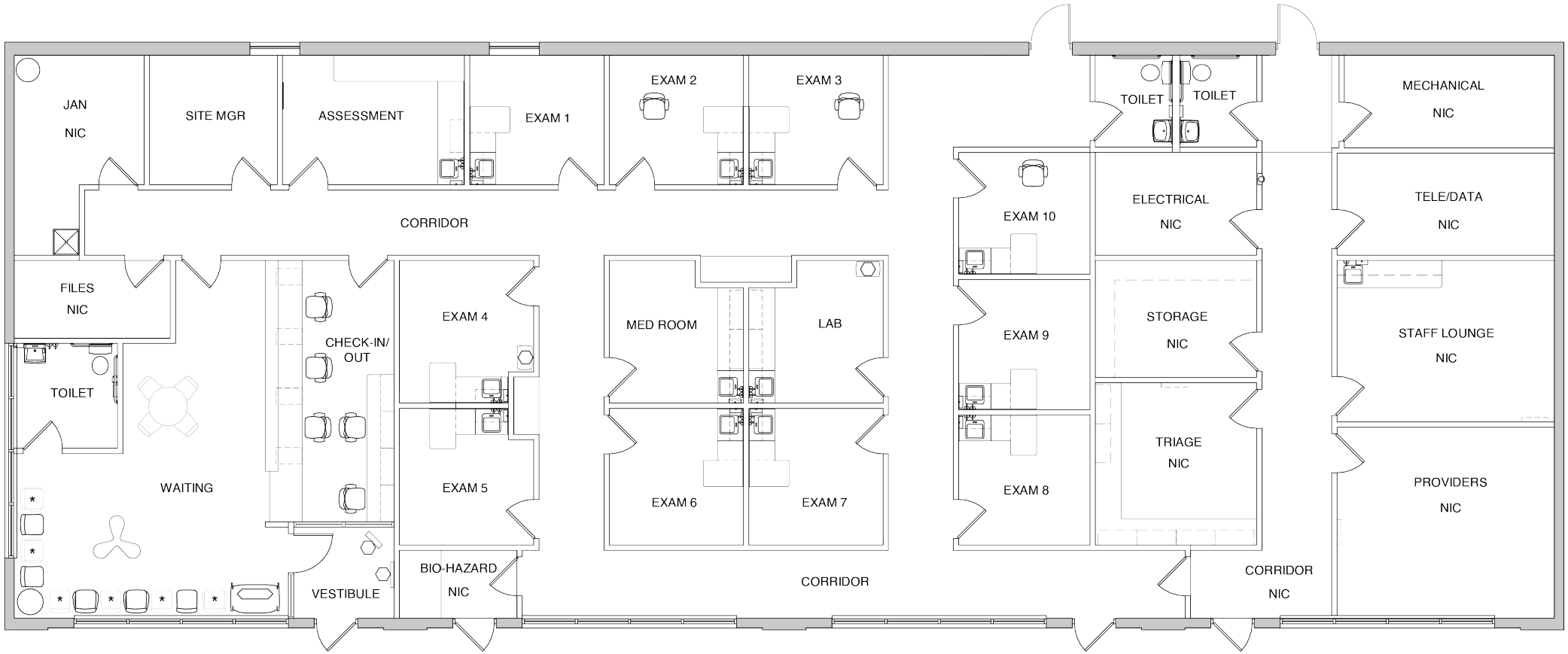
5 Mile Radius

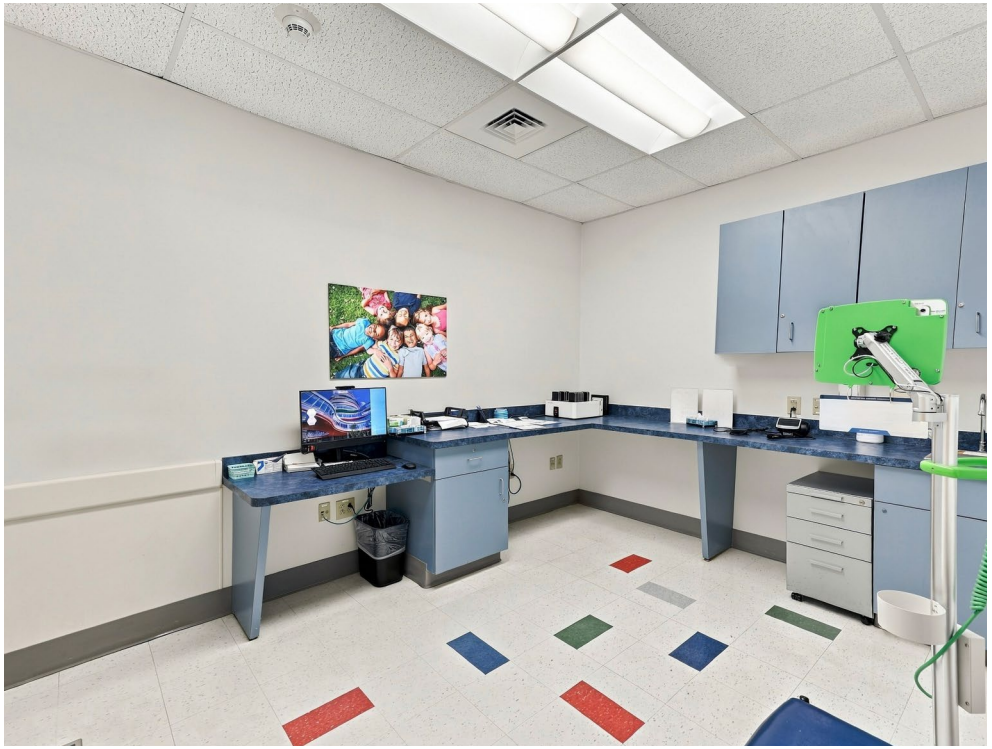
$144,860	$755,520,859
Average Household Income	Total Healthcare Spent

202,066

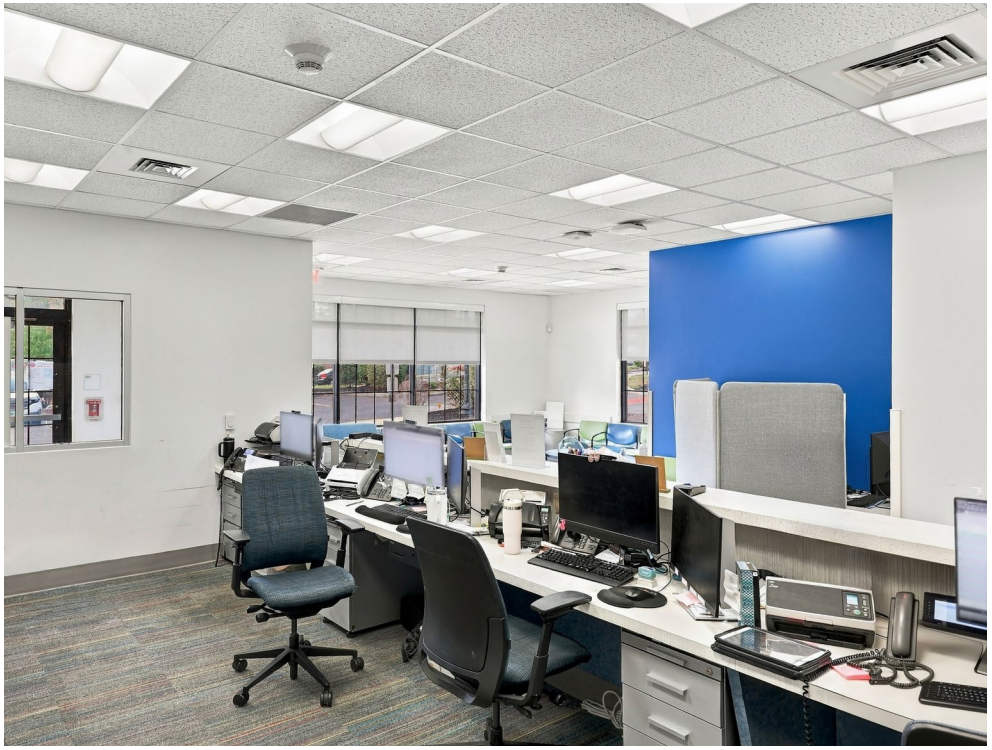
Total Population

FLOOR PLAN


JAN
NIC
SITE MGR
ASSESSMENT
EXAM 1
EXAM 2
EXAM 3
CORRIDOR
FILES
NIC
TOILET
WAITING
CHECK-IN/
OUT
VESTIBULE
EXAM 4
EXAM 5
BIO-HAZARD
NIC
MED ROOM
LAB
EXAM 6
EXAM 7
CORRIDOR
TOILET
TOILET
EXAM 10
EXAM 9
EXAM 8
ELECTRICAL
NIC
STORAGE
NIC
TRIAGE
NIC
CORRIDOR
NIC
MECHANICAL
NIC
TELE/DATA
NIC
STAFF LOUNGE
NIC
PROVIDERS
NIC

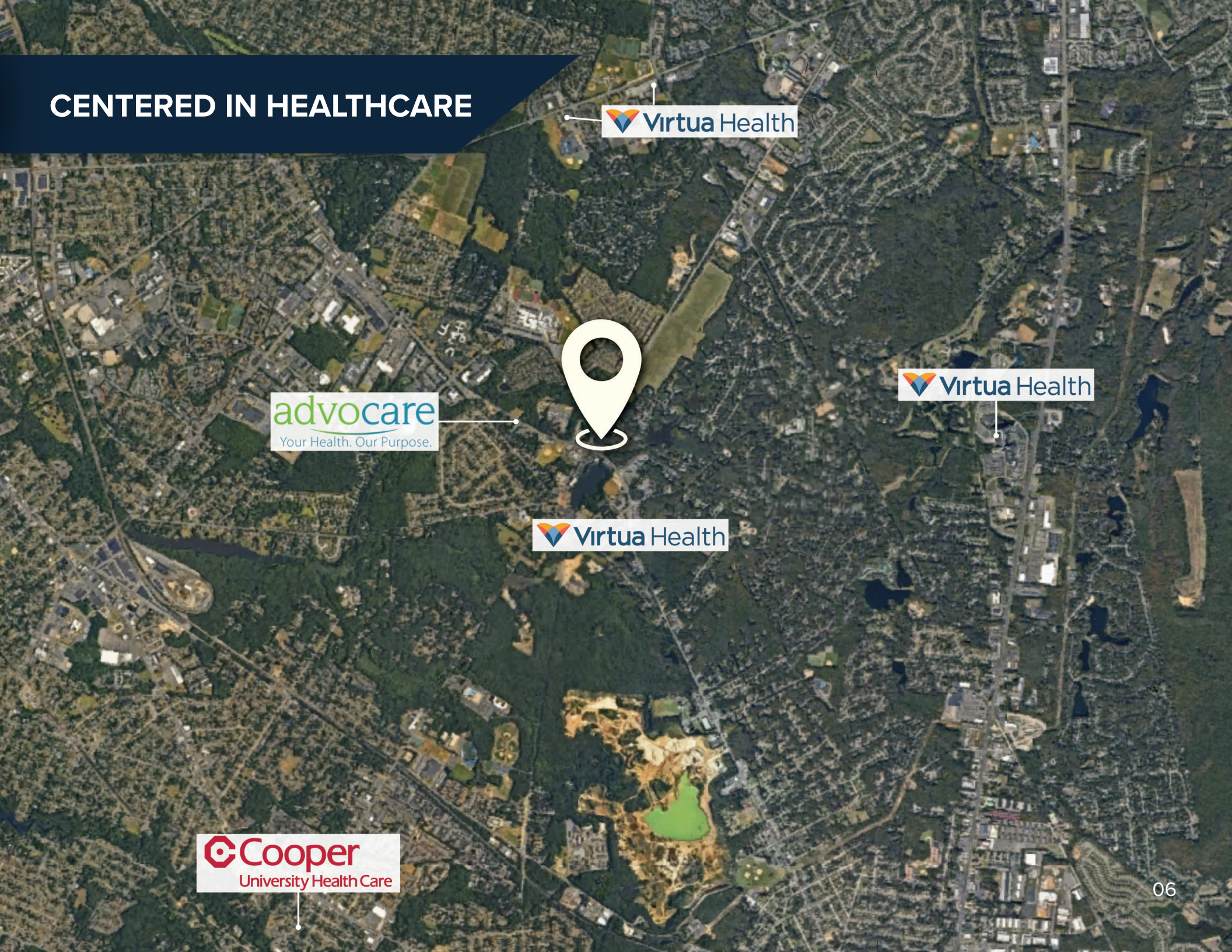



EXIT

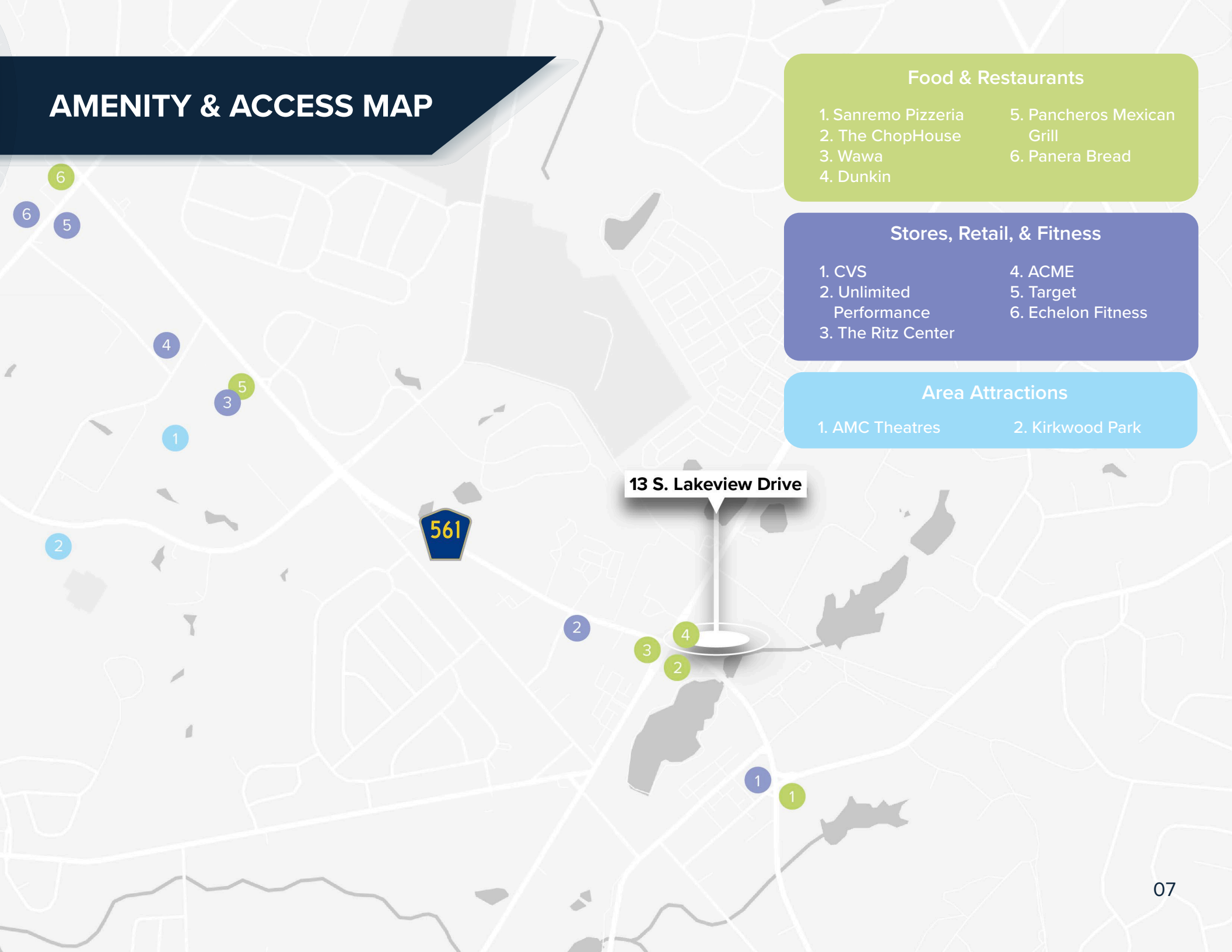




CENTERED IN HEALTHCARE



AMENITY & ACCESS MAP



Food & Restaurants

1. Sanremo Pizzeria
2. The ChopHouse
3. Wawa
4. Dunkin
5. Pancheros Mexican Grill
6. Panera Bread

Stores, Retail, & Fitness

1. CVS
2. Unlimited Performance
3. The Ritz Center
4. ACME
5. Target
6. Echelon Fitness

Area Attractions

1. AMC Theatres
2. Kirkwood Park



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