ROTHBERG DUBROW

TURNKEY MEDICAL OFFICE
FOR LEASE



204 Grove Avenue

THOROFARE, NJ 08086

PROPERTY SUMMARY



204 Grove Avenue is a **3,275± SF turnkey medical office** opportunity located at the entrance to the RiverWinds community in Thorofare, New Jersey. The space features a functional existing layout with private offices, treatment and consultation rooms, reception and waiting areas, and ample on-site parking.

Formerly occupied by a rehabilitation and physical therapy practice, the space is well suited for medical, therapy, behavioral health, wellness and professional office users. The property offers convenient **access to I-295** and is located near downtown Woodbury, **Inspira Medical Center** and the **RiverWinds Community Center**.



AT A GLANCE

SQUARE FOOTAGE
3,275±

TURNKEY
Recently renovated medical office

TOWN
West Deptford Township

PARKING
Ample on-site parking

ACCESS
Convenient entry for patients & staff



AREA

Located in Gloucester County, **West Deptford Township** is an established South Jersey community with a mix of residential neighborhoods, commercial services, healthcare providers and recreational destinations. Its location provides convenient connectivity throughout South Jersey and to the Greater Philadelphia region.

The township includes a range of community amenities, including the **RiverWinds Community Center** and surrounding fitness, aquatic, tennis and golf facilities. Nearby downtown Woodbury provides additional healthcare, retail and professional services.

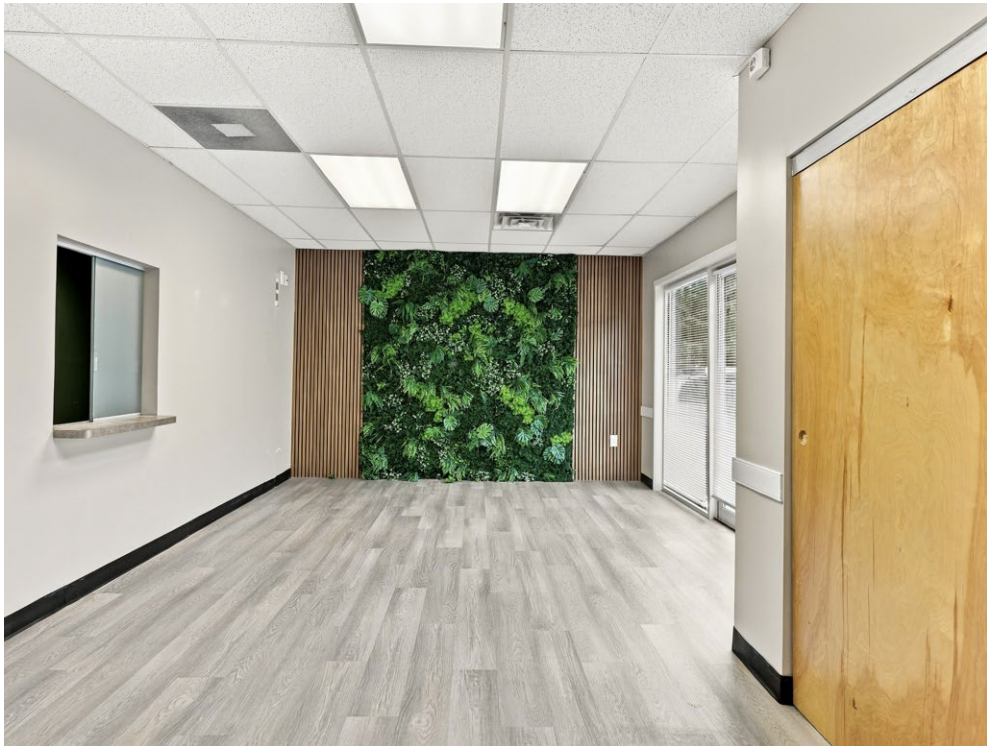
204 Grove Avenue is positioned at the entrance to the RiverWinds community, near the RiverWinds Community Center and surrounding recreational amenities.

AREA DEMOGRAPHICS

1-3 Mile Radius

MEDIAN AGE	**41.0**
AVERAGE HOUSEHOLD INCOME	**$106,935**
TOTAL HEALTHCARE SPEND	**$100,719,499**



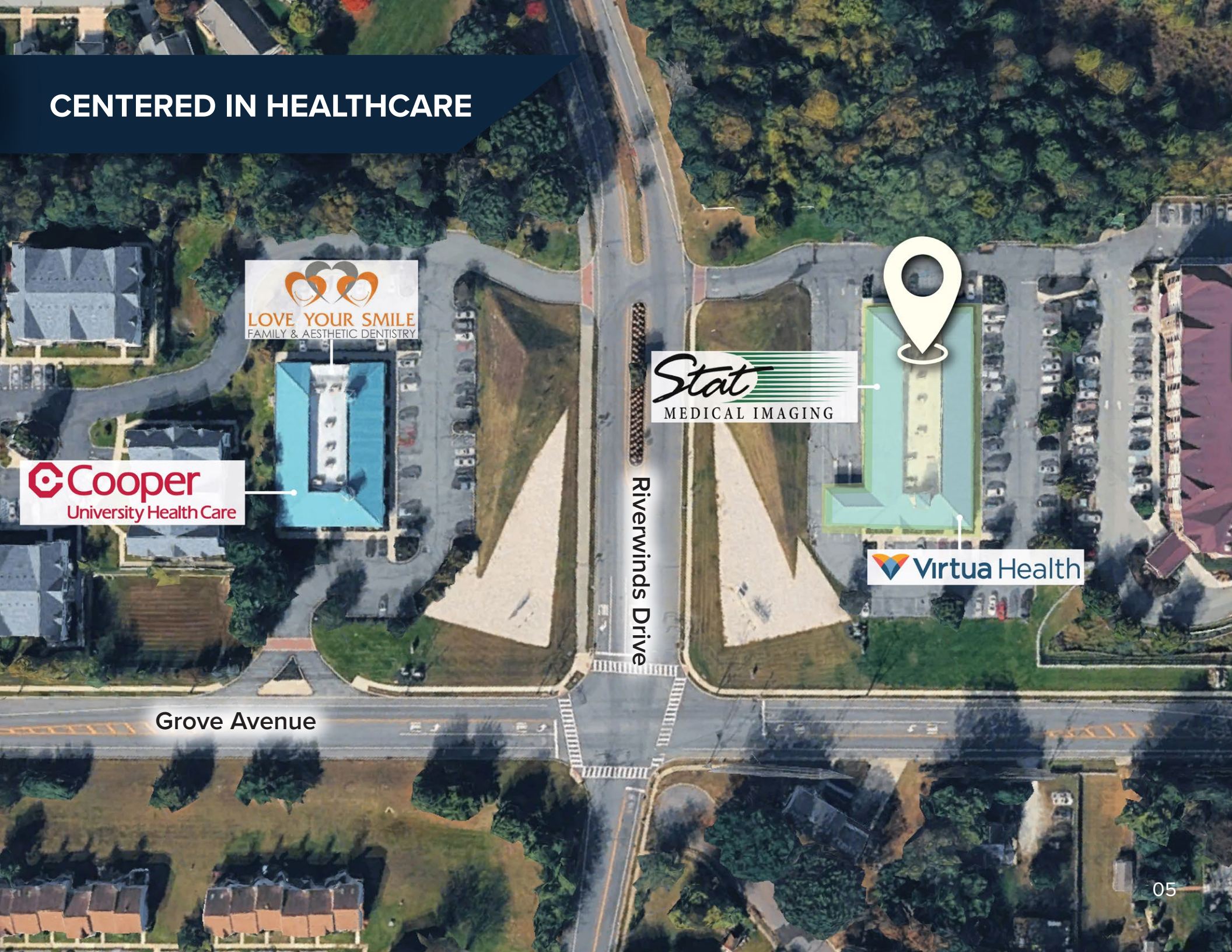








CENTERED IN HEALTHCARE



AMENITY & ACCESS MAP



Food & Restaurants

1. In a Pickle
2. WAWA
3. Wendy's
4. Ciconte's Italia Pizzeria
5. Riverwinds Restaurant

Stores, Retail, & Fitness

1. Giant Fitness
2. Sprouts Farmers Market
3. ACME
4. CrossFit 1Force
5. RiverWinds Community Center

Area Attractions

1. Red Bank Battlefield Park
2. RiverWinds Golf & Tennis Club

RD+



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