

# Professional Office Space Available for Lease

**6,000± Square Feet**

**FIRE ROAD PROFESSIONAL PARK  
2628 FIRE ROAD, BLDG 300  
EGG HARBOR TOWNSHIP, NJ 08234**

**Price: \$21 psf Gross**



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NJ #1004962

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## PROPERTY DESCRIPTION

Professional Office Space for Lease

2628 Fire Road, Bldg 300 | Egg Harbor Township, NJ 08234

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### **\$21 psf Gross**

Welcome to Fire Road Office Park (FOP). +/- 6,000sf currently available. Professional Office originally built for a government vendor. This space offers a versatile layout perfect for a multitude of businesses. Corporate boardroom, executive offices and bullpen space. Nice quiet location with plenty of onsite parking. As of September we have warehouse space available onsite as well. FOP is centrally located with quick access to all major - local, county and state highways. 2.5 Miles to Atlantic City International Airport entrance. Other configurations of office space and warehouse flex space available for lease. Please call or email Lee Jerome for more information.

# SECTION NOTES

## MLS Sheet



## ALL FIELDS DETAIL



<b>MLS #</b>	589111	<b>Listing Type</b>	Lease
<b>Class</b>	COMMERCIAL /INDUSTRIAL		
<b>Type</b>	Office/Professional		
<b>Area</b>	Egg Harbor Twp		
<b>Asking Price</b>	\$21		
<b>Address</b>	2628 Fire Rd		
<b>Address 2</b>	Building 300		
<b>City</b>	Egg Harbor		
<b>/Community</b>	Township		
<b>State</b>	NJ		
<b>Zip</b>	08234		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Rent		
<b>IDX Include</b>	Y		



## GENERAL

<b>Allow Internet Display</b>	Yes	<b>Allow Address on Internet</b>	Yes
<b>Allow AVM</b>	No	<b>Allow Consumer Comment</b>	No
<b>Limited Service (Y/N)</b>	No	<b>County</b>	Atlantic
<b>FIPS Code</b>	34001	<b>Waterfront (Y/N)</b>	No
<b>Appointment Phone Number</b>	(609) 344-5200	<b>Listing Date</b>	9/9/2024
<b>Expiration Date</b>	5/9/2025	<b>MayBSub3rdPartyApp/ShortS</b>	No
<b>Approved Short Sale?</b>	N/A	<b>Bank Owned/Foreclosure</b>	No
<b>Lot Dimensions</b>	irr	<b>Shopping Center Name</b>	Fire Rd Office Park (FOP)
<b>Unit/Bldg. #</b>	300	<b>Lot #</b>	2
<b>Block #</b>	407	<b># of Stories</b>	2
<b># of Wash Rooms</b>	3	<b>Sprinklers (Y/N)</b>	Yes
<b>Approx. Building SQFT</b>	28,800	<b>Office SQFT</b>	6000
<b>Gross/Net (G/N)</b>	Gross	<b>Water \$</b>	Public
<b>Sewer \$</b>	Public	<b>Gas \$</b>	SJ Gas
<b>Electric \$</b>	ACE	<b>Directions</b>	2628 Fire Rd, just off the Corner of Fire & Doughty Roads
<b>Update Date</b>	10/25/2024	<b>Status Date</b>	9/16/2024
<b>HotSheet Date</b>	9/16/2024	<b>Price Date</b>	9/16/2024
<b>Input Date</b>	9/16/2024 12:45 PM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$21	<b>Agent Hit Count</b>	64
<b>Client Hit Count</b>	3	<b>Days On Market</b>	46
<b>Agent</b>	LEE JEROME - CELL: 609-289-6887	<b>Agent License ID</b>	1004962
<b>Listing Office 1</b>	LEVIN COMMERCIAL REAL ESTATE, LLC - OFFICE: 609-344-5200	<b>Office License ID</b>	0791465
<b>Auction Y/N</b>	No	<b>Solar Panel Y/N</b>	No
<b>Listing Visibility Type</b>	MLS Listing	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	19	<b>Input Date</b>	9/16/2024 12:45 PM
<b>Update Date</b>	10/25/2024 1:57 PM		

## FEATURES

<b>LOCATION</b>	<b>SEWER</b>	<b>PARKING</b>	<b>SHOWING INSTRUCTIONS</b>
Commercial Park	Public Sewer	Off Street Paved	LB Accompany
<b>WATER</b>			
Public			

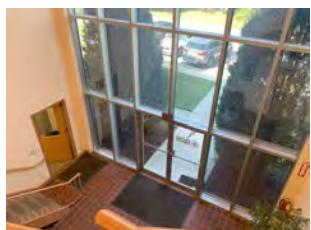
## FINANCIAL

<b>Total Assessment</b>	\$0	<b>Taxes</b>	\$0
<b>Tax Year</b>	0		

## REMARKS

**Remarks** Welcome to Fire Road Office Park (FOP). +/- 6,000sf currently available. Professional Office originally built for a government vendor. This space offers a versatile layout perfect for a multitude of businesses. Corporate boardroom, executive offices and bullpen space. Nice quiet location with plenty of onsite parking. As of September we have warehouse space available onsite as well. FOP is centrally located with quick access to all major - local, county and state highways. 2.5 Miles to Atlantic City International Airport entrance. Call for marketing package and floor plan.

## ADDITIONAL PICTURES

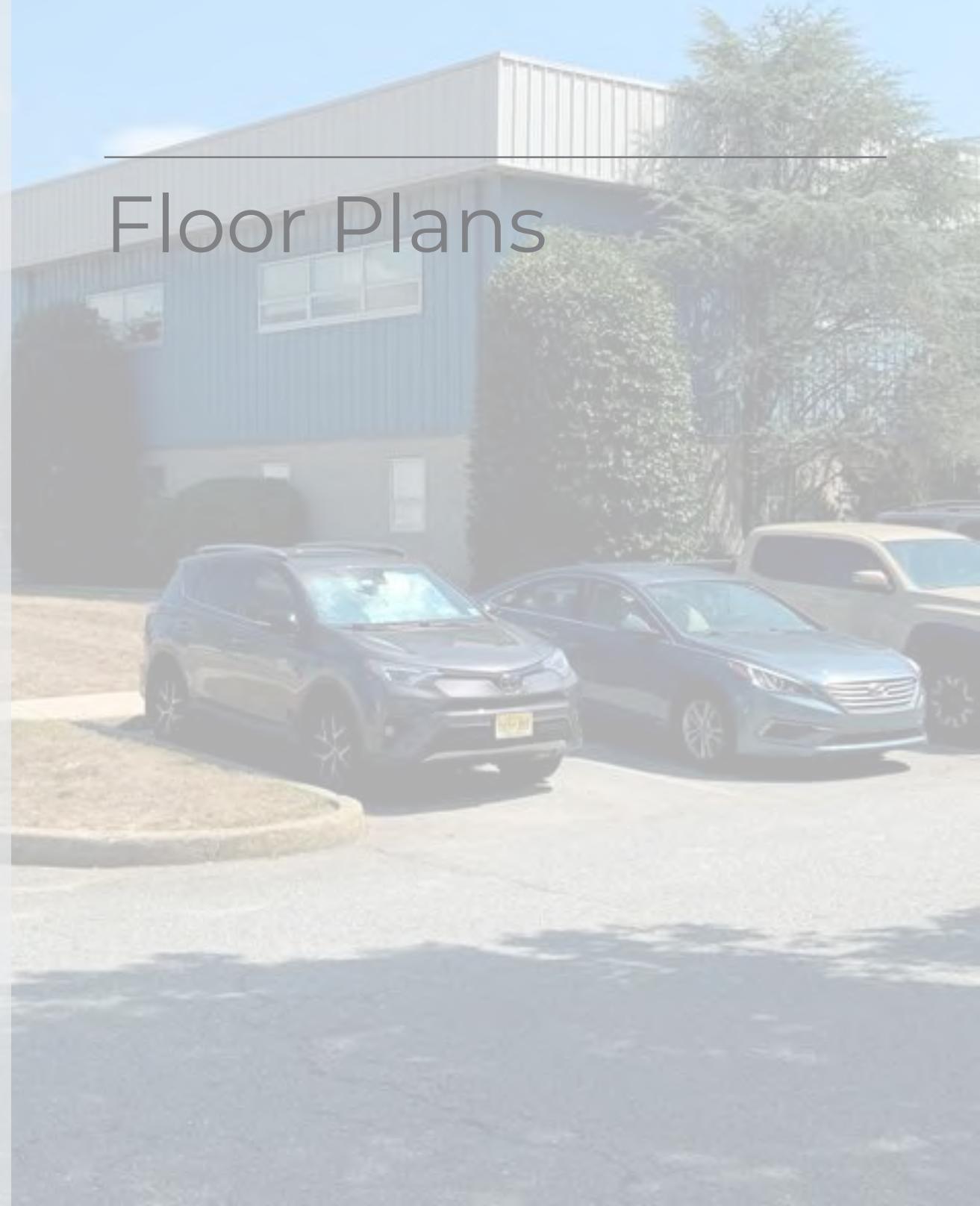


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# SECTION NOTES

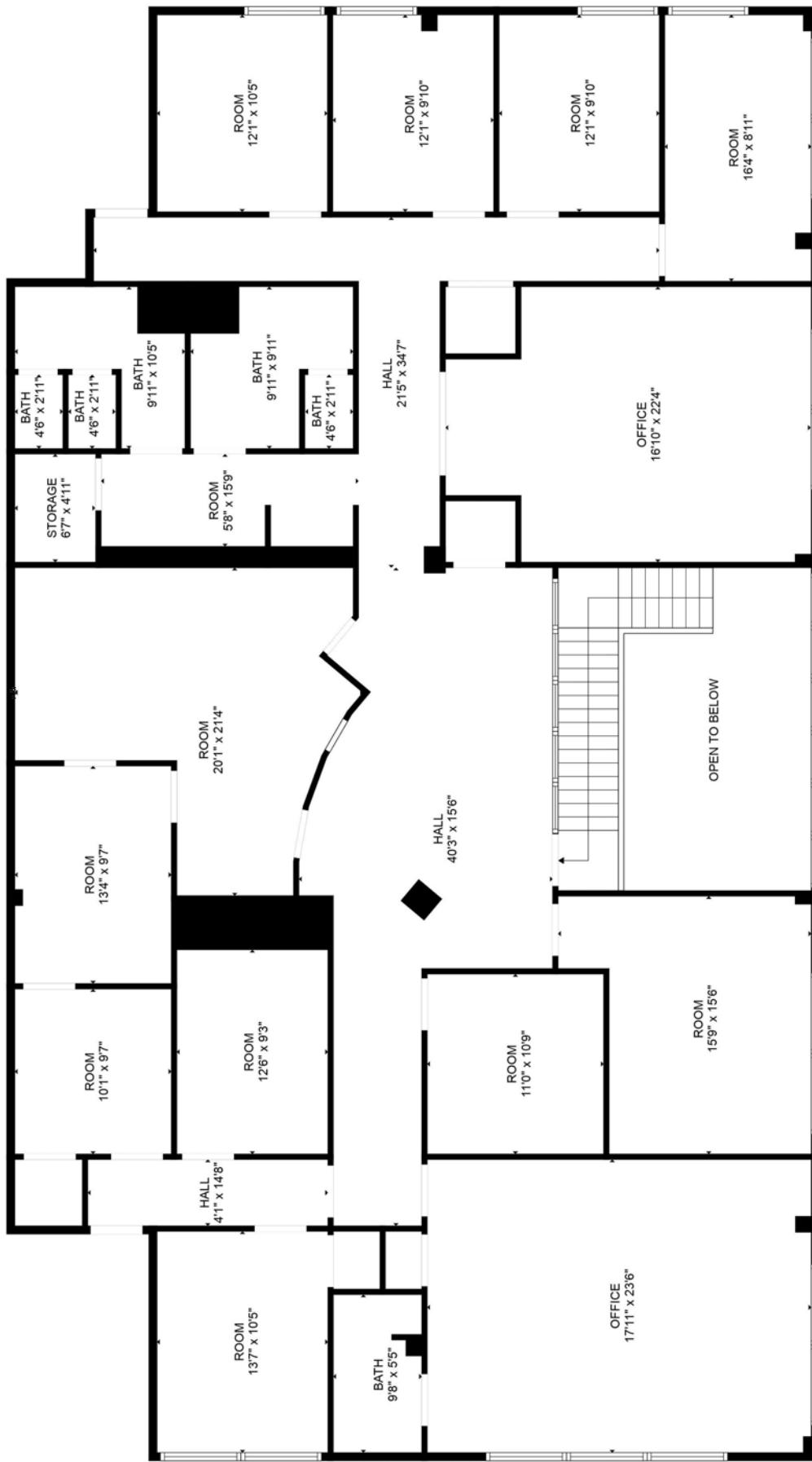
## Floor Plans



# FLOOR PLAN

Professional Office Space for Lease  
2628 Fire Road, Bldg 300 | Egg Harbor Township, NJ 08234

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# SECTION NOTES

Photos, Aerials &  
Maps

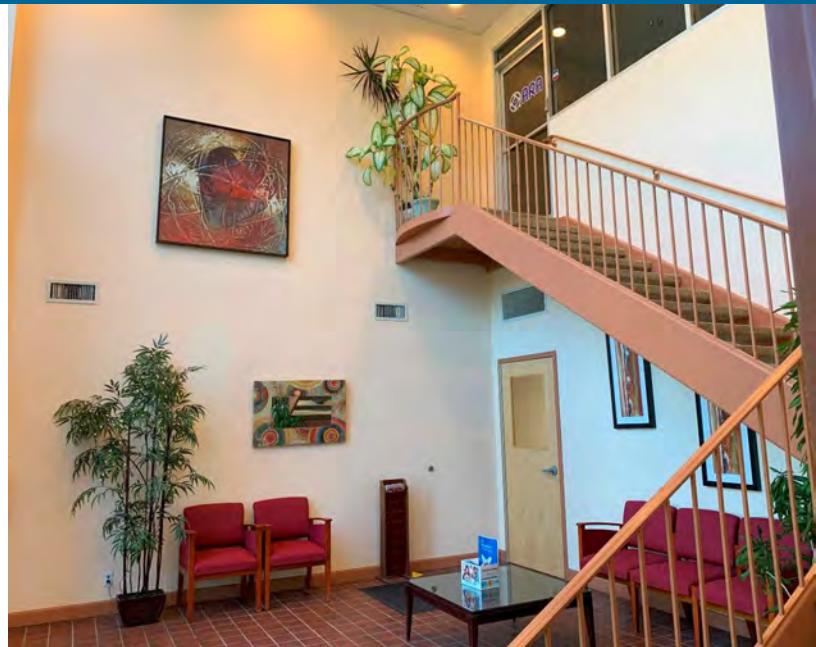


# PROPERTY PHOTOS

Professional Office Space for Lease

2628 Fire Road, Bldg 300 | Egg Harbor Township, NJ 08234

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# PROPERTY PHOTOS

Professional Office Space for Lease

2628 Fire Road, Bldg 300 | Egg Harbor Township, NJ 08234

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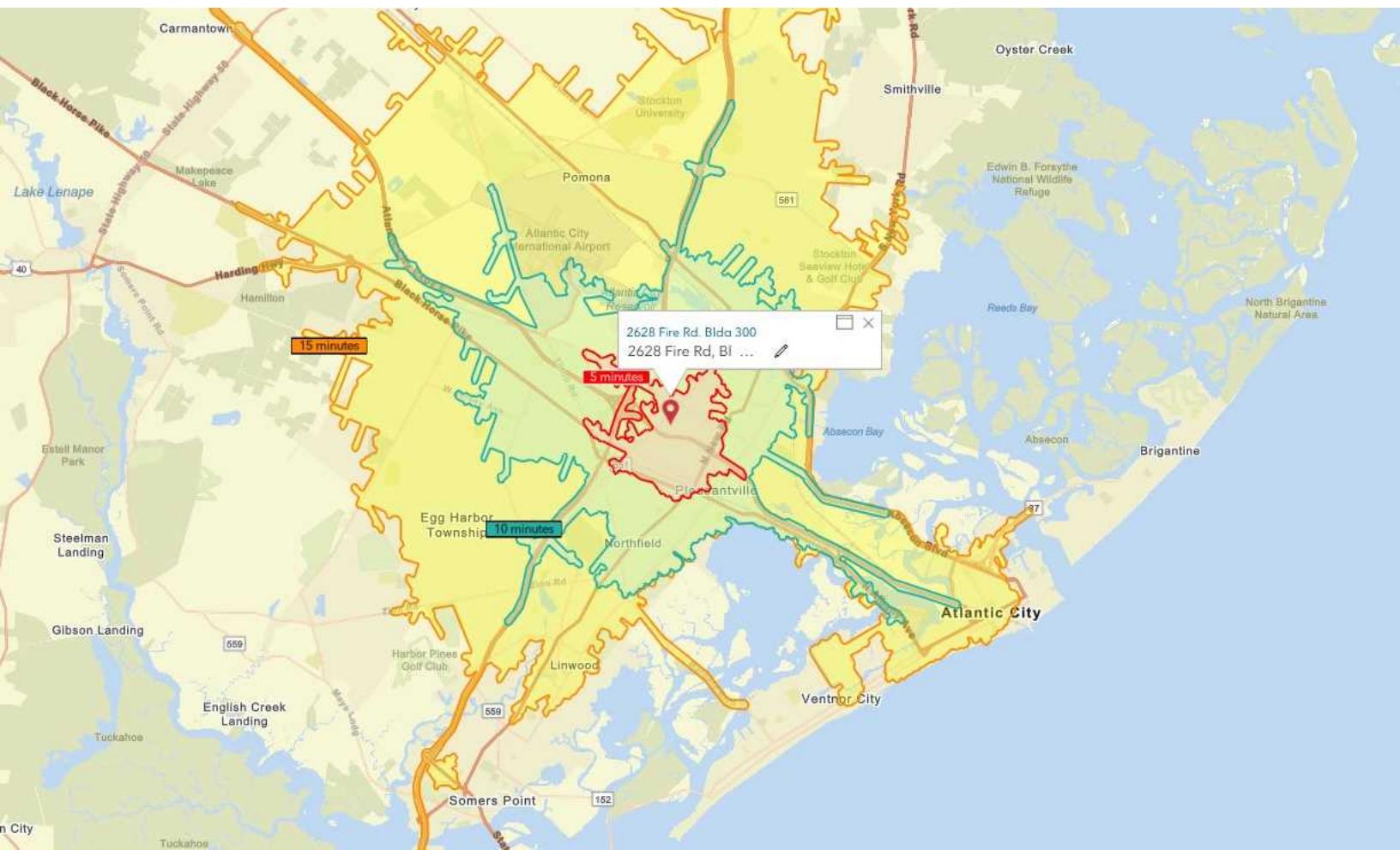
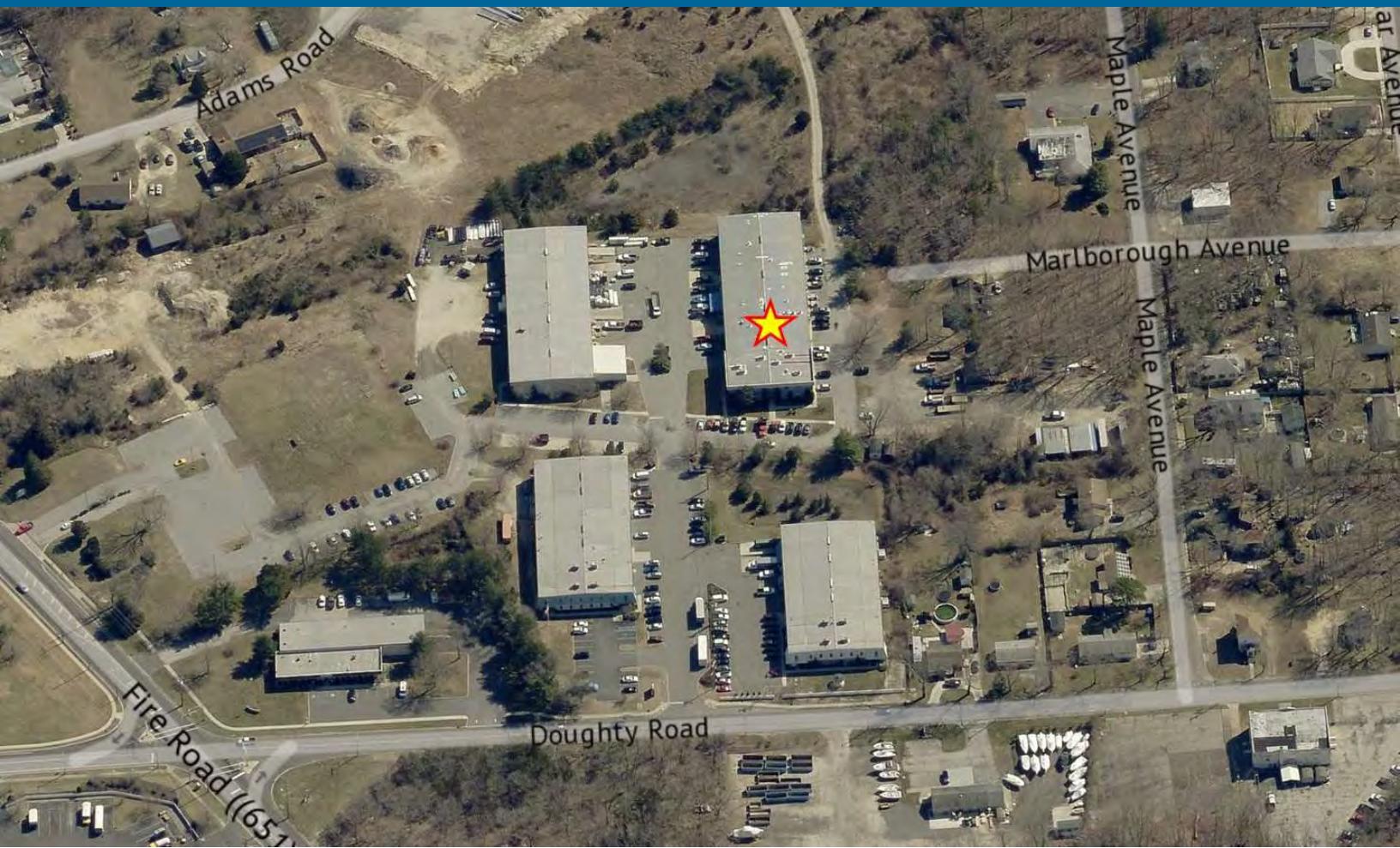


# PROPERTY PHOTOS

Professional Office Space for Lease

2628 Fire Road, Bldg 300 | Egg Harbor Township, NJ 08234

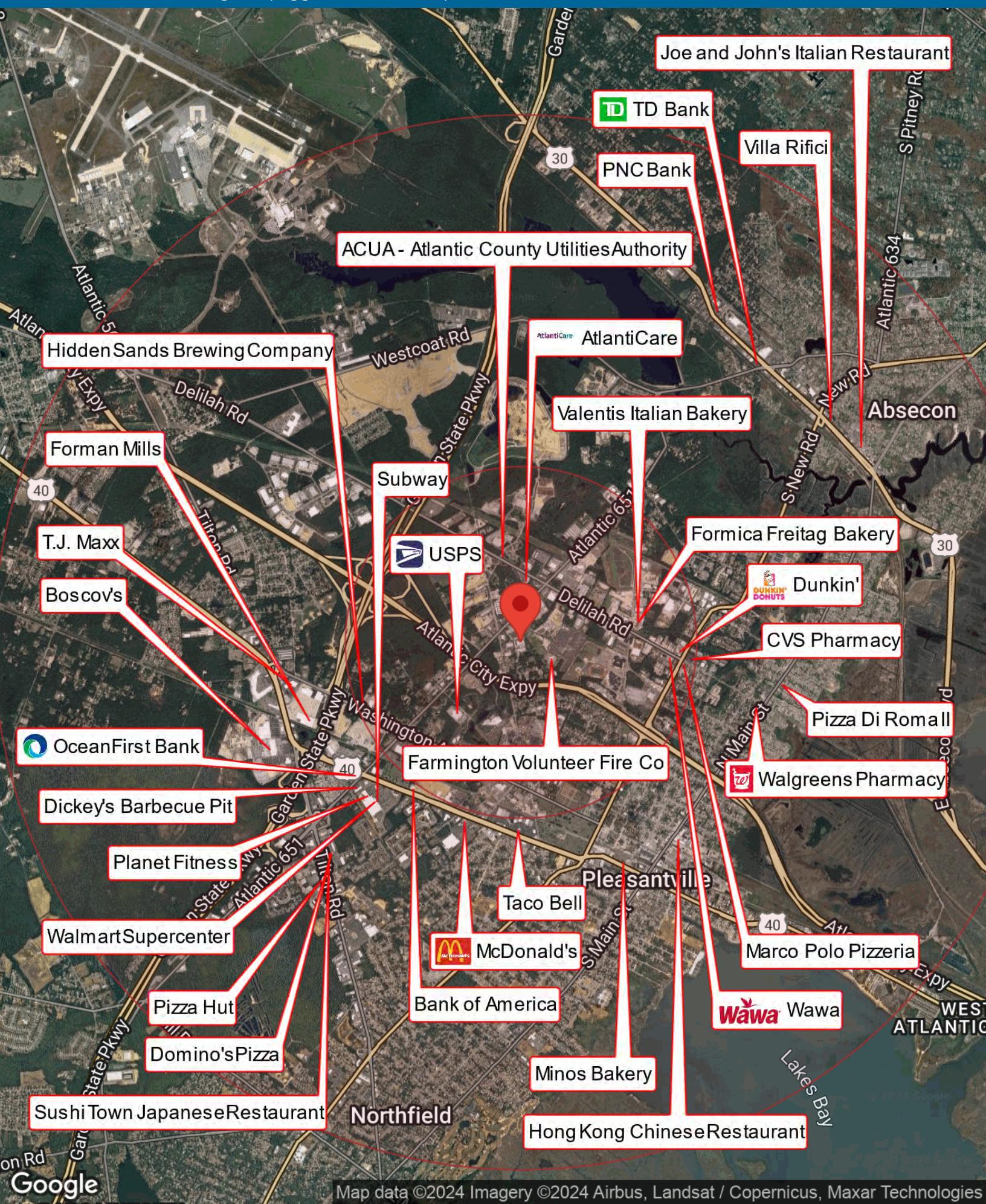
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# BUSINESS MAP

Professional Office Space for Lease  
2628 Fire Road, Bldg 300 | Egg Harbor Township, NJ 08234

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# SECTION IV

## Executive Summary



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## Executive Summary



## Executive Summary

2628 Fire Rd, Bldg 300  
 2628 Fire Rd, Egg Harbor Township, New Jersey, 08234  
 Drive time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM

Latitude: 39.40871

Longitude: -74.53728

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	4,712	43,163	143,848
2020 Population	5,016	45,546	148,197
2024 Population	5,128	46,326	149,994
2029 Population	5,206	45,818	147,563
2010-2020 Annual Rate	0.63%	0.54%	0.30%
2020-2024 Annual Rate	0.52%	0.40%	0.28%
2024-2029 Annual Rate	0.30%	-0.22%	-0.33%
2020 Male Population	49.0%	47.9%	47.9%
2020 Female Population	51.0%	52.1%	52.1%
2020 Median Age	35.2	39.6	39.3
2024 Male Population	49.6%	48.7%	48.5%
2024 Female Population	50.4%	51.3%	51.5%
2024 Median Age	35.6	39.8	39.8

In the identified area, the current year population is 149,994. In 2020, the Census count in the area was 148,197. The rate of change since 2020 was 0.28% annually. The five-year projection for the population in the area is 147,563 representing a change of -0.33% annually from 2024 to 2029. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 39.8, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	15.8%	34.7%	44.1%
2024 Black Alone	35.0%	23.0%	19.2%
2024 American Indian/Alaska Native Alone	1.6%	0.8%	0.5%
2024 Asian Alone	3.4%	8.5%	12.0%
2024 Pacific Islander Alone	0.1%	0.1%	0.2%
2024 Other Race	30.9%	21.1%	13.6%
2024 Two or More Races	13.0%	11.9%	10.4%
2024 Hispanic Origin (Any Race)	49.4%	35.8%	24.9%

Persons of Hispanic origin represent 24.9% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.8 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	55	69	92
2010 Households	1,420	15,160	50,857
2020 Households	1,530	16,666	54,081
2024 Households	1,628	17,212	55,725
2029 Households	1,695	17,456	56,194
2010-2020 Annual Rate	0.75%	0.95%	0.62%
2020-2024 Annual Rate	1.47%	0.76%	0.71%
2024-2029 Annual Rate	0.81%	0.28%	0.17%
2024 Average Household Size	3.09	2.66	2.61

The household count in this area has changed from 54,081 in 2020 to 55,725 in the current year, a change of 0.71% annually. The five-year projection of households is 56,194, a change of 0.17% annually from the current year total. Average household size is currently 2.61, compared to 2.66 in the year 2020. The number of families in the current year is 36,030 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 27, 2024



## Executive Summary

2628 Fire Rd, Bldg 300  
 2628 Fire Rd, Egg Harbor Township, New Jersey, 08234  
 Drive time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM

Latitude: 39.40871

Longitude: -74.53728

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	30.7%	26.0%	26.3%
<b>Median Household Income</b>			
2024 Median Household Income	\$62,661	\$64,819	\$74,896
2029 Median Household Income	\$74,617	\$75,682	\$83,312
2024-2029 Annual Rate	3.55%	3.15%	2.15%
<b>Average Household Income</b>			
2024 Average Household Income	\$80,523	\$87,725	\$101,580
2029 Average Household Income	\$91,665	\$100,566	\$115,880
2024-2029 Annual Rate	2.63%	2.77%	2.67%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$25,974	\$32,866	\$38,104
2029 Per Capita Income	\$30,318	\$38,608	\$44,527
2024-2029 Annual Rate	3.14%	3.27%	3.16%
<b>GINI Index</b>			
2024 Gini Index	38.2	40.5	40.9
<b>Households by Income</b>			
Current median household income is \$74,896 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$83,312 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$101,580 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$115,880 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$38,104 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,527 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	67	80	79
2010 Total Housing Units	1,523	16,270	57,461
2010 Owner Occupied Housing Units	921	10,262	32,914
2010 Renter Occupied Housing Units	499	4,898	17,944
2010 Vacant Housing Units	103	1,110	6,604
2020 Total Housing Units	1,653	17,842	61,063
2020 Owner Occupied Housing Units	815	9,775	32,106
2020 Renter Occupied Housing Units	715	6,891	21,975
2020 Vacant Housing Units	128	1,189	7,063
2024 Total Housing Units	1,728	18,348	62,437
2024 Owner Occupied Housing Units	947	10,417	33,962
2024 Renter Occupied Housing Units	681	6,795	21,763
2024 Vacant Housing Units	100	1,136	6,712
2029 Total Housing Units	1,741	18,421	62,598
2029 Owner Occupied Housing Units	1,080	11,218	35,979
2029 Renter Occupied Housing Units	616	6,237	20,215
2029 Vacant Housing Units	46	965	6,404
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	33.7	40.7	42.5

Currently, 54.4% of the 62,437 housing units in the area are owner occupied; 34.9%, renter occupied; and 10.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 61,063 housing units in the area and 11.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.52%. Median home value in the area is \$315,269, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.45% annually to \$373,484.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

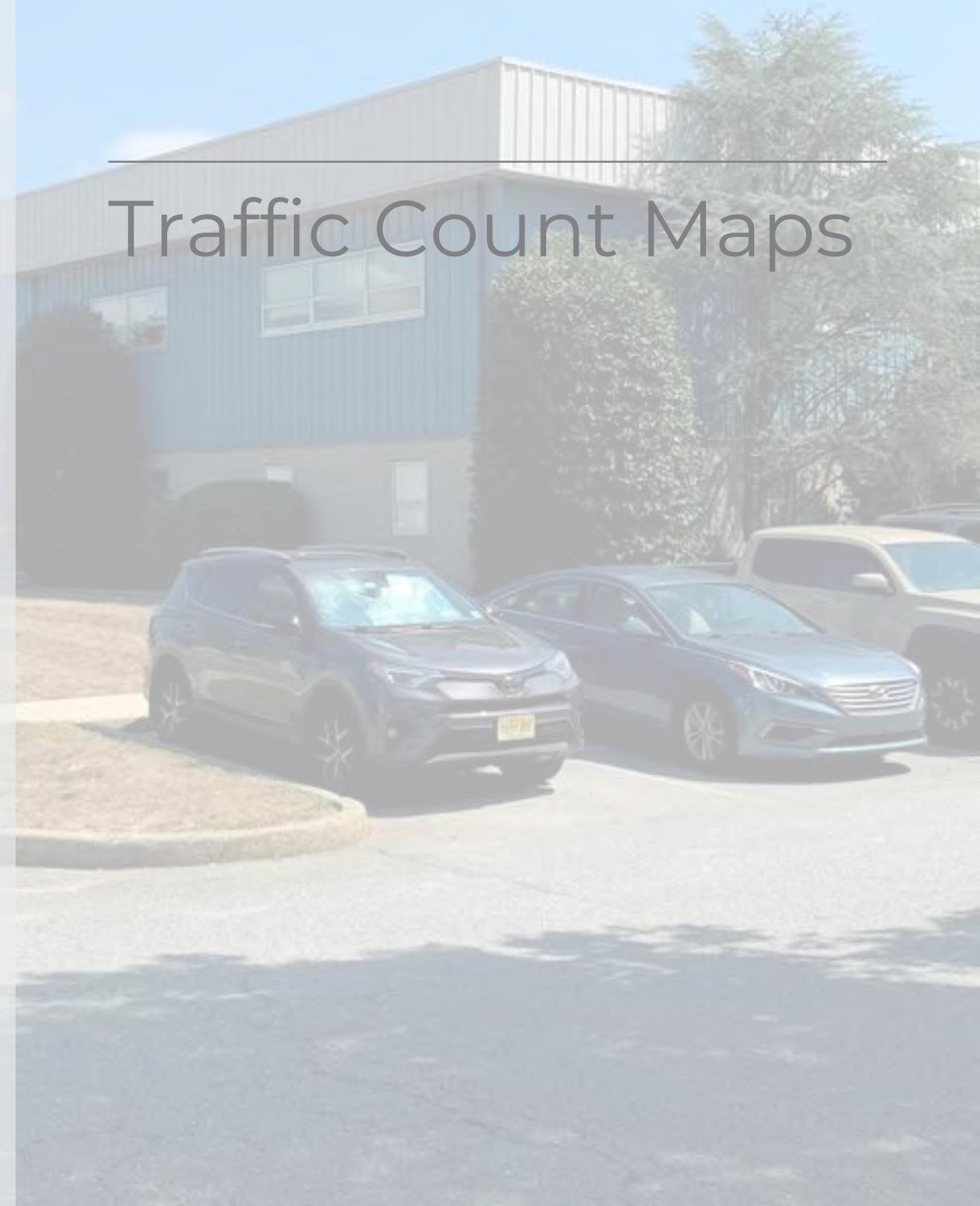
**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 27, 2024

SECTION V

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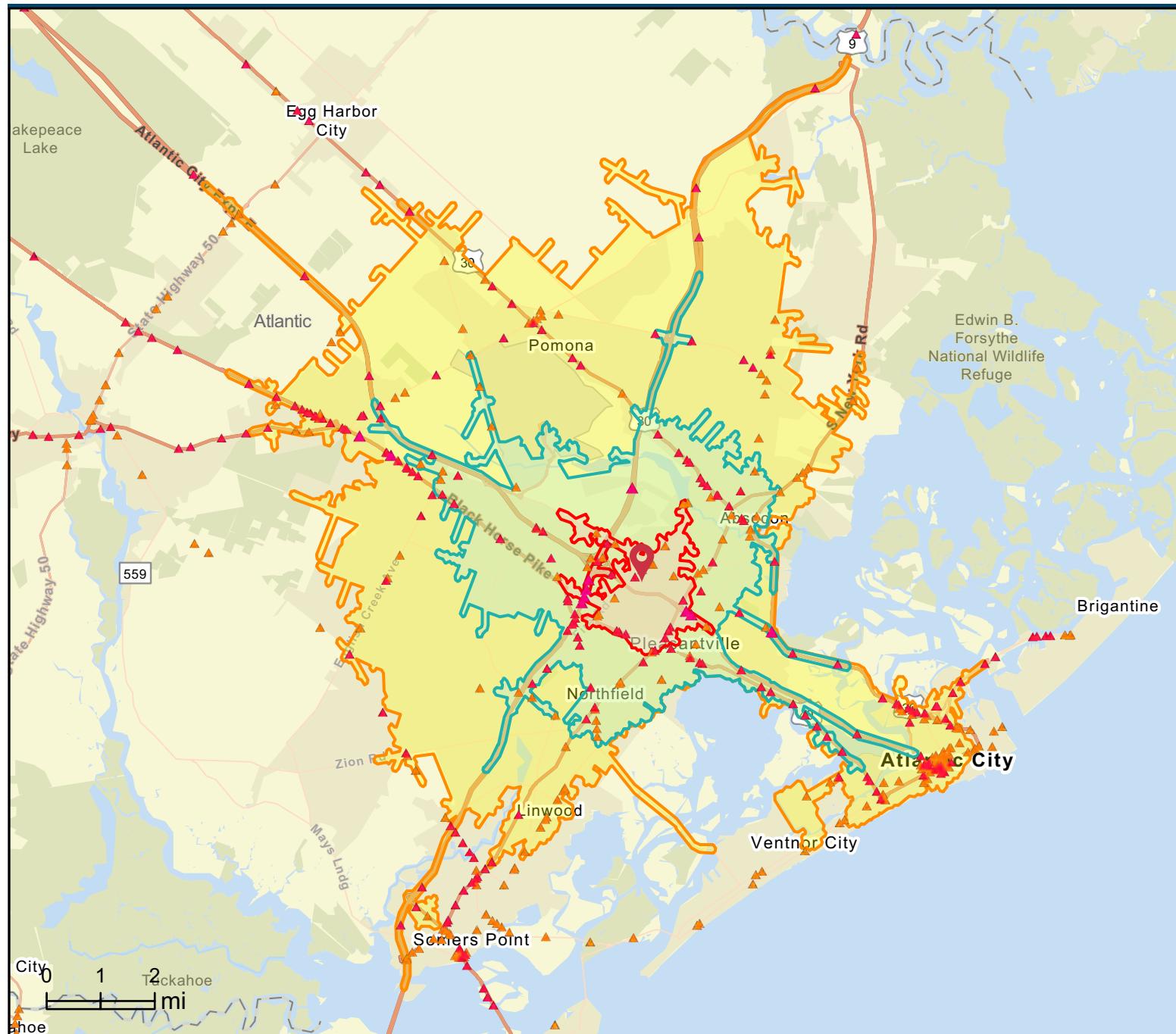
## Traffic Count Maps



# Traffic Count Map

2628 Fire Rd, Bldg 300  
 2628 Fire Rd, Egg Harbor Township, New Jersey, 08234  
 Drive time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM  
 Latitude: 39.40871  
 Longitude: -74.53728



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

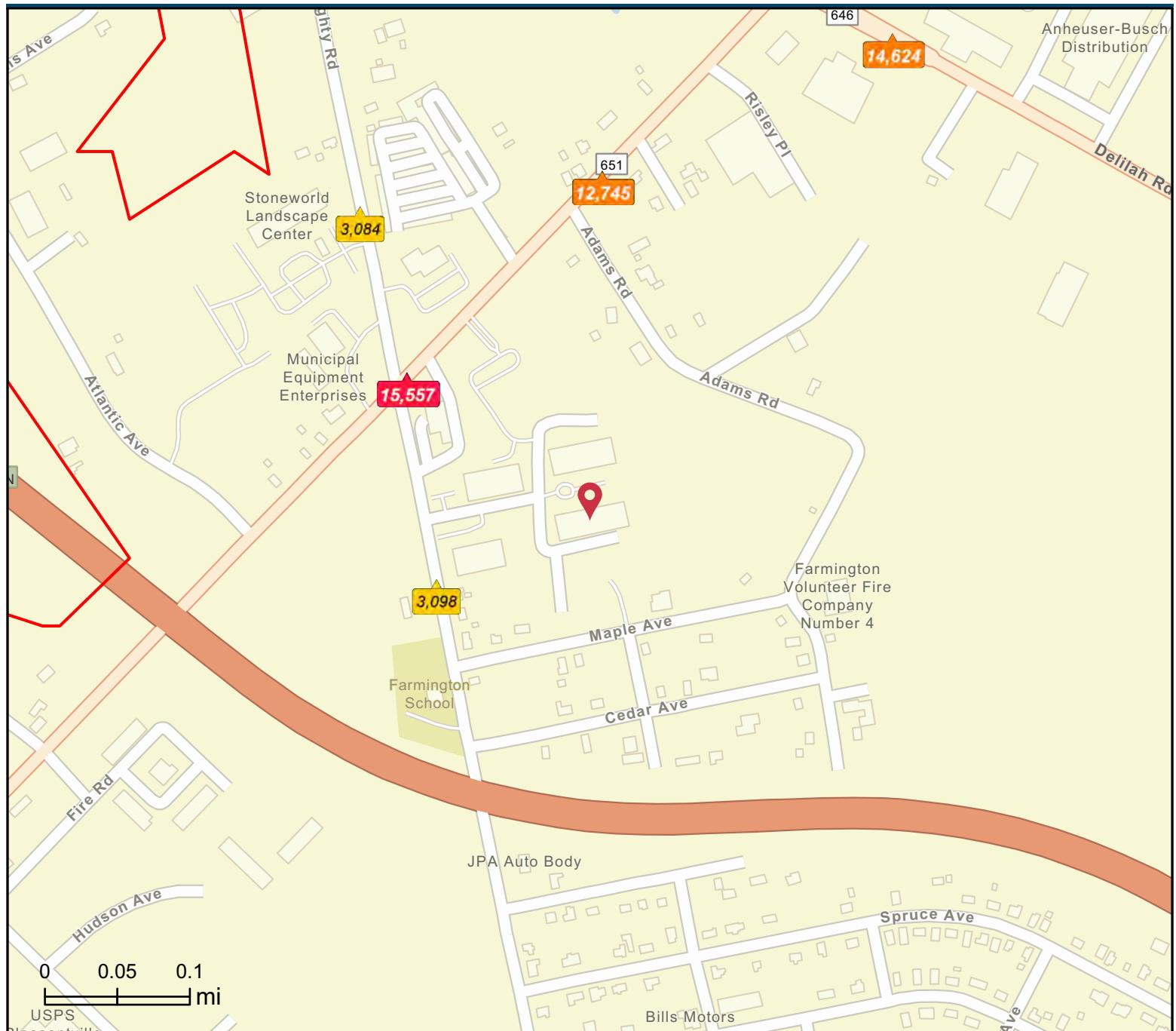


Source: ©2024 Kalibrate Technologies (Q2 2024).

## Traffic Count Map - Close Up

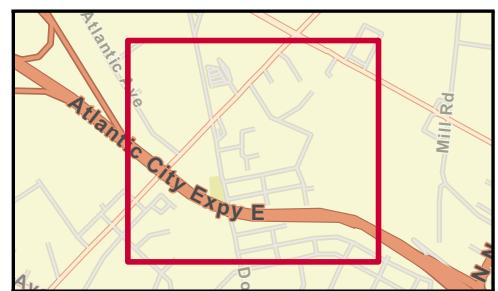
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Source: ©2024 Kalibrate Technologies (Q2 2024).

## DISCLAIMER

Professional Office Space for Lease

2628 Fire Road, Bldg 300 | Egg Harbor Township, NJ 08234

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