

EXCLUSIVE OFFERING MEMORANDUM

LEXINGTON MEW OFFICE CONDO

INSPIRA HEALTH ANCHORED

100 LEXINGTON RD | WOOLWICH TWP, NJ



RECENT LEASE EXTENSION

MEDICAL & OFFICE CONDO

PHENOMENAL DEMOGRAPHICS

Marcus & Millichap
THE DOUGHERTY TEAM



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE

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Center Sq Rd (10,090 VPD)



CENTER CITY PHILADELPHIA
26 Miles Away



LEXINGTON MEWS BY JP
30+ TOWNHOMES



Center Sq Rd (10,090 VPD)



LIST PRICE
\$2,530,897



CAP RATE
8.25%



NOI
\$208,484



SQUARE FEET:
10,193 SF



PRICE/SF:
\$248.30



YEAR BUILT:
2008



OCCUPANCY:
100%



LOT SIZE:
0.23 ACRES



OF TENANTS:
2



100% OCCUPIED WELL MAINTAINED MULTI-TENANT MEDICAL CONDO ANCHORED BY INSPIRA HEALTH

- 10,193 sq. ft medical condo featuring Inspira Health which encompasses three separate units (Neurology, Orthopedics, and Podiatry) and Land O' Frost which is a back office for Wellshire Farms.
- Relatively new build (2008) and well-maintained grounds providing a relaxing atmosphere that the tenants and visitors alike enjoy.

STABLE DEMOGRAPHICS IN AN EXCEPTIONAL LOCATION WITHIN WOOLWICH TOWNSHIP

- Within a 3-mile radius, the average HHI is \$155K and population of 21K
- Located in front of a planned home/condo development consisting of 184 units built by JP Orleans
- Nearby highly desirable Kingsway Regional High School and about 1.5 Miles south of Downtown Swedesboro

INSPIRA HEALTH (74% OF THE GLA) HAS FOUR (4) YEARS REMAINING OF TERM. THEY RECENTLY RENEWED ONE YEAR EARLIER FOR AN ADDITIONAL THREE (3) YEARS

- Inspira Health renewed their lease one (1) year early showing commitment to the location.

RECENT DEVELOPMENTS - INSPIRA HEALTH RECENTLY BUILT A 20K SF MEDICAL FACILITY IN 2021 & SHOPRITE BUILT A BRAND NEW 78K SF GROCERY STORE IN 2023

- Inspira continues to expand its presence within the submarket with a brand-new building featuring Primary Care, Urgent Care, Sports Rehab, Imaging, Sleep and Balane.
- The Zallie Family recently just built a state-of-the-art Shoprite Grocery Store featuring LED lighting and refrigerated cases that are environmentally friendly and energy efficient.

INSPIRA HEALTH INTRODUCTION

- Inspira is Non-Profit Healthcare network headquartered in Mullica Hill serving southern New Jersey across Gloucester, Cumberland, Salem, and Camden Counties & Founded in 1899
- Inspira Operates Three (3) Main Hospitals & 150 Satellite Locations which includes outpatient centers, urgent care locations, primary and specialty care offices, behavioral health facilities, and various wellness and specialty centers.
- Inspira Health Network has 7,800 Employees and more than 1,300 physicians

INSPIRA HEALTH OFFERS THREE (3) SEPARATE SERVICES @ SUBJECT PROPERTY

- **Neurology Woolwich:** Offers state-of-the-art surgical facilities that equipped with advanced 3D imaging technology, which allows our neurosurgeons to use minimally invasive techniques that reduce pain and scarring, improve surgical outcomes, and speed up recovery time.
- **Orthopedics Woolwich:** Offer personalized orthopedic care for a wide range of conditions, including Arthritis, Back/Neck Pain, Foot pain, Fractures, Hip/Knee pai, Hand Pain, Spinal conditions, among others.
- **Podiatry Woolwich:** Dr. Flatley specializes in below-the-knee wound care, including cellulitis, trauma wounds, diabetic foot care and foot surgery.

REGIONAL ACCESS & HIGHWAY ACCESS

- Less than 30 miles from Philadelphia, 20 miles from the Philadelphia Airport, and within 70 miles of the Shore Towns
- Access to the NJ Turnpike, I-295, NJ Route 55, and the Delaware Memorial Bridge

RENT ROLL

LEXINGTON MEDICAL OFFICE // WOOLWICH TWP, NJ

Marcus & Millichap
THE DOUGHERTY TEAM

Unit	Tenant Name	Tenant Use	SF	GLA %	Start Date	End Date	Increase Date	Rent/SF	Annual Rent	% Increase	Options	Lease Type
1	Inspira Medical Center	Medical Office	7,555	74.1%	Dec-2022	Nov-2028	Current	\$22.00	\$166,204	-	1, 3-Year	NNN
							Nov-2028	\$24.20	\$182,824	10.0%		
2	Land O'Frost	Executive Office	2,638	25.9%	Jan-2024	Nov-2028	Current	\$22.00	\$58,036	-	2, 5-Year	NNN
							Feb-2025	\$22.44	\$59,197	2.0%		
							Feb-2026	\$22.89	\$60,381	2.0%		
							Feb-2027	\$23.35	\$61,588	2.0%		
							Feb-2028	\$23.81	\$62,820	2.0%		
Total Square Footage			10,193	100%	Current Annual Rent: \$224,240							

* **Inspira Health Offices:** Within the condo they have three(3) separate suites that consist of Neurology, Orthopedics, and Podiatry.

* **Shared Condo Expenses:** Nexus Properties handles the management of the condo association for the Lexington Complex. The common area is the surrounding grounds, landscaping, parking lot, and utility lines. Please reference Page 10 for more information.

* **Water & Sewer:** One bill/meter sent to landlord and then billed through CAM to tenants.

* **Electric & Gas:** Tenant pays electric and gas utilities directly to utility provider



FIANNCIAL OVERVIEW

LEXINGTON MEDICAL OFFICE // WOOLWICH TWP, NJ

Marcus & Millichap
THE DOUGHERTY TEAM

Rent Schedule:

Date of Analysis: 1/1/2025	2025												Total
Tenant Name	January	February	March	April	May	June	July	August	September	October	November	December	Total
Inspira Medical Center	\$13,850	\$13,850	\$13,850	\$13,850	\$13,850	\$13,850	\$13,850	\$13,850	\$13,850	\$13,850	\$13,850	\$13,850	\$166,204
Land O'Frost	\$4,836	\$4,933	\$4,933	\$4,933	\$4,933	\$4,933	\$4,933	\$4,933	\$4,933	\$4,933	\$4,933	\$4,933	\$59,100
													\$225,304



INCOME & EXPENSES

LEXINGTON MEDICAL OFFICE // WOOLWICH TWP, NJ

Marcus & Millichap
THE DOUGHERTY TEAM

INCOME		\$/SF
Base Rent ⁽¹⁾	\$225,304	\$22.10
Reimbursement Rent		
Real Estate Tax	\$53,872	
Insurance	\$9,000	
CAM	\$28,034	
Management Fee	\$4,986	
Total Reimbursement Rent	\$95,892	\$9.41
Potential Gross Income	\$321,196	\$31.51
Vacancy Factor (5.0%)	(\$11,265)	
Effective Gross Income	\$309,931	\$30.41
EXPENSES ⁽²⁾		
Real Estate Taxes	\$53,872	\$5.29
Insurance	\$9,000	\$0.88
Common Area Maintenance		
Shared Condo Expenses	\$17,472	
Building Common Area Repairs	\$2,319	
Fire/Security Services	\$777	
Utilities - Sewer/Water	\$7,465	
Total CAM	\$28,034	\$2.75
Management Fee (4.0%)	\$9,012	\$0.88
Replacement Reserves (\$0.15)	\$1,529	\$0.15
Total Expenses	\$101,447	\$9.95
Net Operating Income	\$208,484	

(1) **Base Rent:** Reflective of 2025 rental schedule

(2) **Expenses:** Real estate taxes are reflective of public record. Insurance and CAM are reflective of 2023 expenses.

(3) **Management Fee:** Inspira Medical Center reimburses a management fee equal to 3% of its base rent

(4) **Replacement Reserves:** Underwriting standard of \$0.15/SF

Marcus & Millichap
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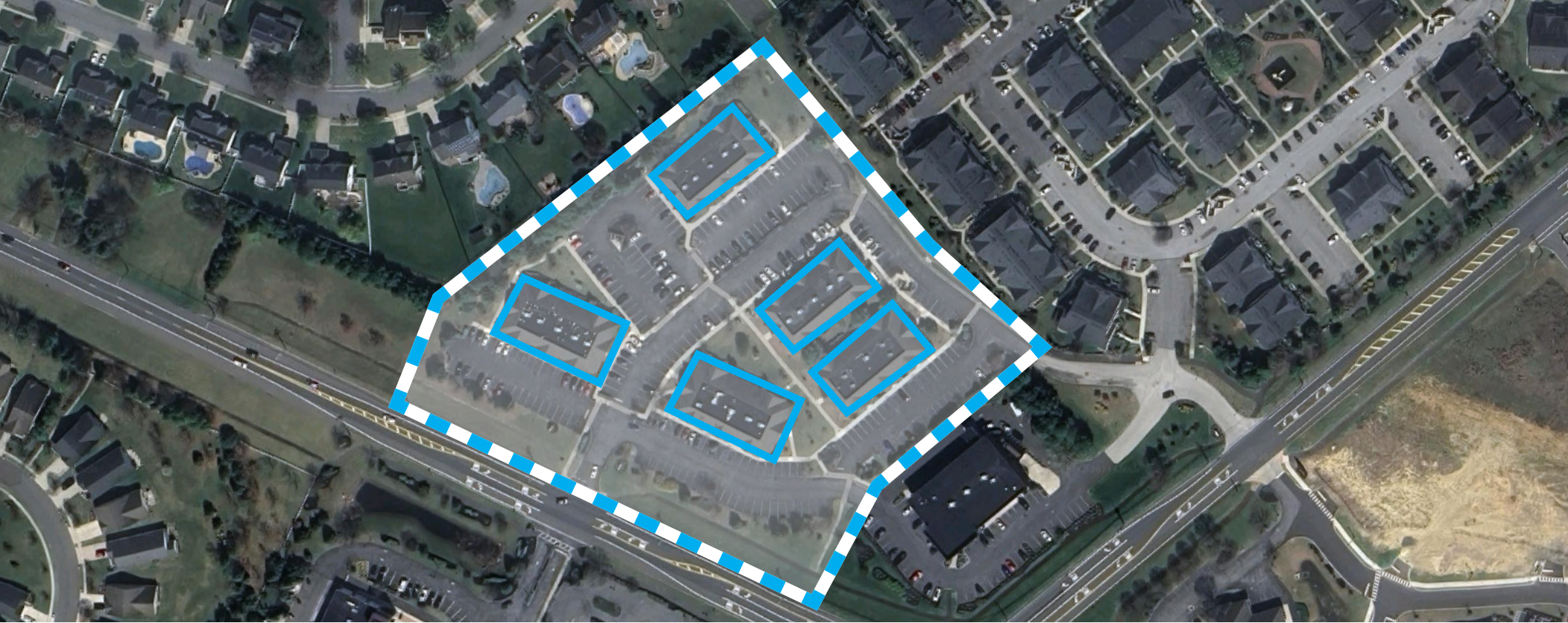
LOAN TERMS

LTV	65%
Interest Rate	7.00%
Amortization	25 Years
Minimum DSCR	1.35x
Recourse	Full

FINANCING ANALYSIS

Loan Amount	\$1,645,083
Equity Amount	\$885,814
NOI	\$208,484
Debt Service	(\$139,525)
Cash Flow After Debt Service	\$68,959
Cash on Cash	7.78%
Year 1 Principal Reduction	\$25,167
Debt Service Coverage Ratio	1.49X

*Analysis based off List Price



Shared Condo Maintenance

General Common Elements:

All appurtenances and facilities and other items which are not part of the Units including, but not limited to, public utility connections, exterior lighting, common equipment storage areas, easements, tangible personal property owned by the association, facilities within a building not part of a unit or as necessary for the operation of the Condominium, all land, private streets, curbs, sidewalks, common parking areas, landscaped areas, shrubbery and plantings, conduits, sewer laterals, utility lines, underground sprinkler systems, waterways, and all detention and/or retention basins.

Limited Common Elements:

The roof, foundations, footings, exterior or interior bearing/main walls between units; all HVAC equipment and connections serving the units; variable air volume boxes; any and all common plumbing, common heating, common air-conditioning, common mechanical, common electrical, or common water supply; and landscaping surrounding each building

Responsibilities of Unit Owners:

Each Unit Owner is responsible to perform all of the maintenance, repairs and replacements that may be required within the boundaries of its own Unit, at its own expense. Each Unit Owner shall be responsible for the maintenance and cleaning of the interior surfaces of all windows and skylights, and the front door and back door including repair or replacement of broken glass.

Responsibilities of the Association:

The Association shall be responsible for the maintenance, repairs, relocations and replacements that are required for the functioning of the General Common Elements. The Association shall furnish all maintenance, repair, relocation and replacement of Limited Common Elements but the expenses incurred by the Association in doing so shall be levied against the Owner of those Units

PROPERTY DETAILS

LEXINGTON MEDICAL OFFICE // WOOLWICH TWP, NJ

Marcus & Millichap
THE DOUGHERTY TEAM

SITE DESCRIPTION

Gross Leasable Area	10,193 SF
Year Built	2008
Zoning	PUD - Planned Unit Development

CONSTRUCTION

Type of Structure	Steel Frame/ Lightwood Frame
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HVAC

Type of Units	RTU(Roof Top Units)
Number of HVAC Units	5 Units
Age of HVAC Units	Original 2008

UTILITIES

Water	Public – Aqua Water (One Bill with Water passed to Tenants from Ownership)
Sewer	Public – Aqua Water (One Bill with Sewer passed to Tenants from Ownership)
Electric	Atlantic City Electric (Tenants Pay Direct)
Gas	South Jersey Gas (Tenant Pay Direct)
Trash	Paid through Condo Association Fees

ROOF

Type	Flat Section EPDM Commercial Roof Front Part – Timberline 30 year shingle
Roof Warranty	None









Inspira Health Network is a charitable nonprofit health care organization serving communities across southern New Jersey. The network, which traces its roots to 1899, comprises three hospitals, a comprehensive cancer center, several multi-specialty health centers and a total of more than 125 access points. These include urgent care; outpatient imaging and rehabilitation; numerous specialty centers, including sleep medicine, cardiac testing, digestive health and wound care; home care and hospice; and more than 30 primary and specialty physician practices in Gloucester, Cumberland, Salem and Camden counties.

Founded	1899
Headquarters	Mullica Hill, NJ
Territory	Regional (Southern NJ)
Type	Non Profit Health Network
Growth	Stable
Locations	3 Main Hospitals + 150 Satellite Locations
Website	www.inspirahealthnetwork.com

Inspira Breaks Ground on Mullica Hill Medical Center Expansion

February 4, 2021

Inspira Health celebrated the groundbreaking of its Inspira Medical Center Mullica Hill expansion, which when complete, will add 168,000-square-feet to the campus.

This expansion project includes a new 150,000 square foot 5-story wing that will extend out toward Rt. 55, an overbuild to the right of the hospital's main entrance.

[CLICK HERE TO READ](#)

Inspira Health Holds Ribbon Cutting for Woolwich Health Center

October 1, 2024

Inspira Health continues to expand amidst the pandemic, cutting the ribbon in January at its newest facility, Inspira Health Center Woolwich, on Center Square Road.

The brand new 20,000 square foot facility collocates six services including Primary Care, Urgent Care, Sports Rehab Care, Imaging, Sleep and Balance.

[CLICK HERE TO READ](#)





Land O' Frost is a leading American brand specializing in the production of pre-packaged lunch meats, deli products, and protein-packed snacks. Since its founding in 1958, the company has built a strong reputation for delivering high-quality, flavorful meats that cater to consumer needs for convenient and nutritious meal solutions. Land O'Frost's extensive product line includes turkey, ham, chicken, and beef options, distributed to grocery stores, delis, and foodservice providers nationwide. The company is committed to quality, safety, and innovation, investing in advanced production facilities to uphold rigorous food safety standards.

Founded	1958
Headquarters	Munster, IA
Territory	National
Type	Private
Growth	Positive
Website	www.landofrost.com





OFFICE MARKET REPORT: GLOUCESTER COUNTY

LEXINGTON MEDICAL OFFICE // WOOLWICH TWP, NJ

Marcus & Millichap
THE DOUGHERTY TEAM

AVERAGE MARKET ASKING RENT

\$22.08 PSF - \$29.57 PSF

VACANCY RATE

4.30%

MARKET RENT GROWTH

1.40%

The Gloucester County office submarket has a vacancy rate of 4.3% as of the fourth quarter of 2024. Gloucester County's vacancy rate of 4.3% compares to the submarket's five-year average of 4.9% and the 10-year average of 5.3%. The Gloucester County office submarket has roughly 330,000 SF of space listed as available, for an availability rate of 5.8%. As of the fourth quarter of 2024, there is no office space under construction in Gloucester County. In comparison, the submarket has averaged 9,000 SF of under construction inventory over the past 10 years.

Gloucester County contains 5.7 million SF of inventory, compared to 335 million SF of inventory metro wide. Average rents in Gloucester County are roughly \$23.00/SF, compared to the Philadelphia average of \$28.00/SF. Rents have changed by 1.4% year over year in Gloucester County, compared to a change of 0.6% metro wide. Annual rent growth of 1.4% in Gloucester County compares to the submarket's five-year average of 2.2% and its 10-year average of 1.8%.

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF
4 & 5 Star	255,570	19.8%	\$29.57	20.6%	25,448
3 Star	1,534,117	5.6%	\$24.24	8.3%	207
1 & 2 Star	3,905,819	2.7%	\$22.08	3.8%	14,180
Submarket	5,695,506	4.3%	\$23	5.8%	39,835

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When
Vacancy	-0.7% (YOY)	6.2%	4.8%	9.6%	2006 Q2
Net Absorption SF	42K	51,131	(13,082)	371,926	2010 Q1
Deliveries SF	0	58,706	465	444,081	2010 Q1
Market Asking Rent Growth	1.4%	1.6%	1.8%	8.9%	1998 Q3
Sales Volume	\$9.2M	\$11.1M	N/A	\$35.3M	2022 Q2

Wawa
TOP 2%
NATIONALLY

DUNKIN'
TOP 9%
NATIONALLY

Wendy's

Applebee's
GRILL + BAR
TOP 30%
NATIONALLY

ACME

**TSC TRACTOR
SUPPLY CO**

Center Sq Rd (10,090 VPD)



CVS
TOP 9%
NATIONALLY

**inspira
HEALTH**

**GEN. CHARLES G.
HARKER SCHOOL**
660+ STUDENTS ENROLLED

NJ 322 (14,129 VPD)

DUNKIN'
TOP 35%
NATIONALLY

Wawa
TOP 11%
NATIONALLY

CVS

KINGSWAY REGIONAL SCHOOL DISTRICT
1963
2,960+ STUDENTS
ENROLLED

Kings Hwy (10,672 VPD)

ShopRite
TOP 29%
NATIONALLY

NJ Turnpike (48,929 VPD)

DEMOGRAPHICS

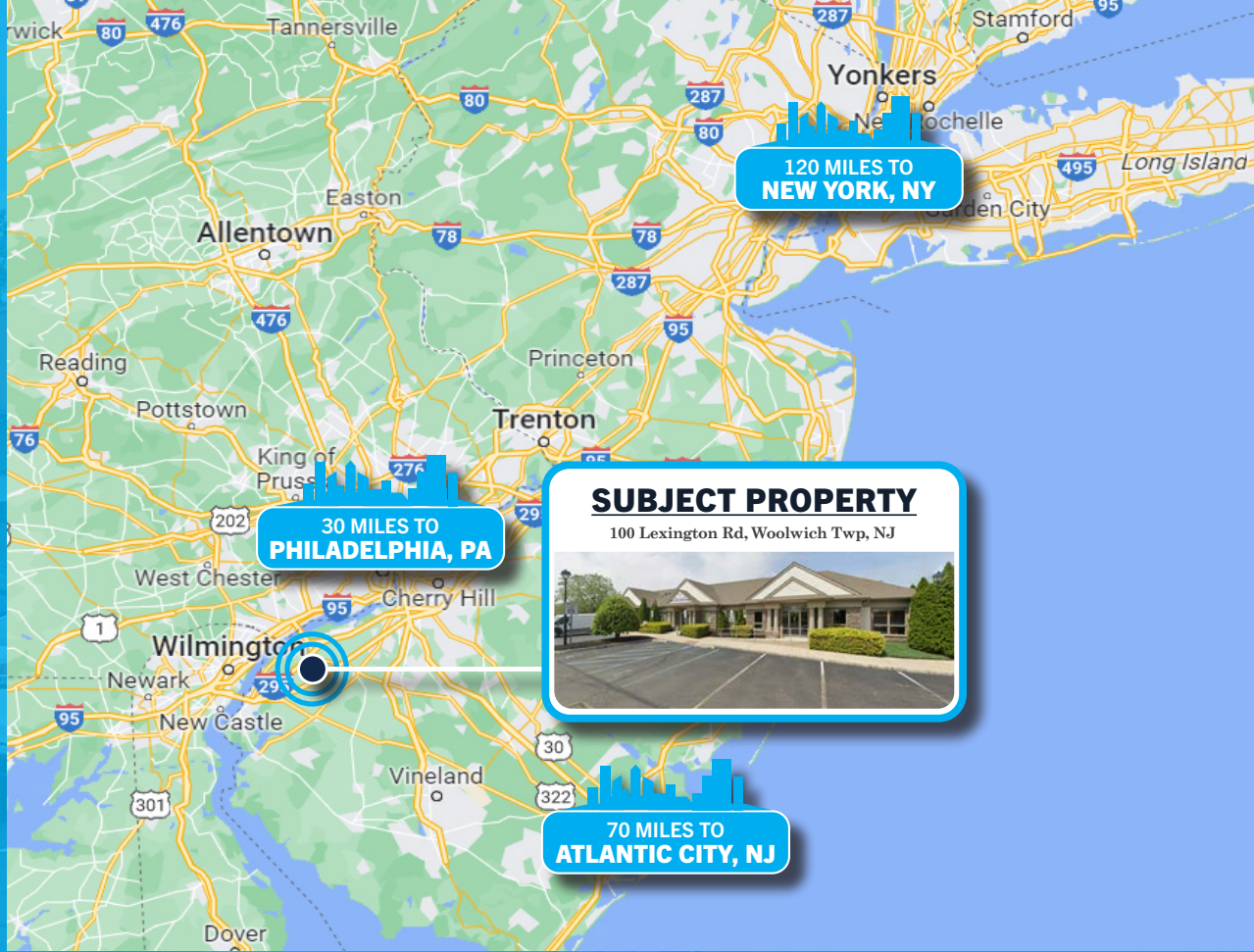
LEXINGTON MEDICAL OFFICE

POPULATION	1-MILE	3-MILE	5-MILES
2024 Population	5,828	21,070	30,971
2029 Population Est.	6,231	22,264	32,608
Population Growth (%)	6.9%	5.7%	5.3%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2024 Households	1,896	6,861	10,068
2029 Household Est.	2,029	7,256	10,608
Household Growth (%)	7.0%	5.8%	5.4%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2023 Average HH Income	\$158,361	\$155,880	\$155,981
2023 Median HH Income	\$131,156	\$136,533	\$135,662

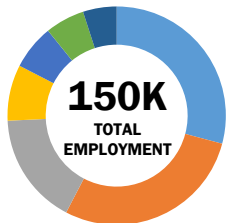
EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	196	716	1,045



MARKET PERFORMANCE

WOOLWICH TOWNSHIP // GLOUCESTER COUNTY, NJ

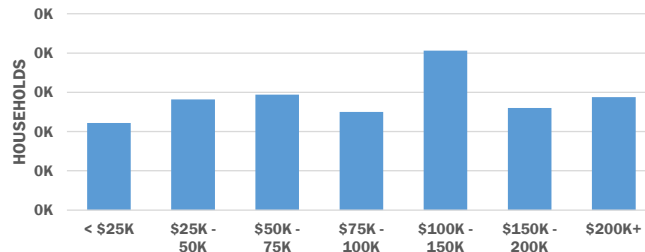
TOP INDUSTRIES



- (29%) EDUCATION & HEALTHCARE
- (29%) TRADE, TRANSPORTATION, & UTILITIES
- (17%) PROFESSIONAL & BUSINESS SERVICES
- (8%) FINANCIAL ACTIVITIES
- (7%) CONSTRUCTION
- (6%) LEISURE & HOSPITALITY
- (5%) GOVERNMENT

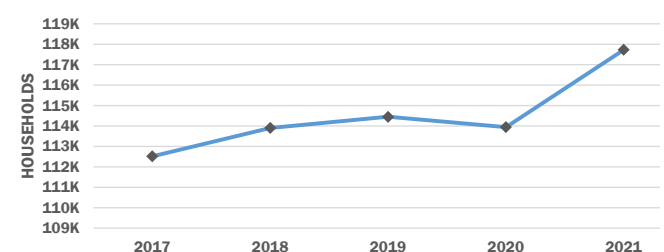
Source: ACS 2021

HOUSEHOLD INCOME



Source: ACS 2021

HOUSEHOLD GROWTH



Source: ACS

GLOUCESTER COUNTY, NJ

Leading Health Care

A network of top hospitals from Inspira Health Network and Virtua Health.



Affordable Living Costs

The median home value in the county as of 2021 was \$246,100, compared to the state median of \$367,600.



Education

Home to several highly rated school districts, including Rowan College and Kingsway Regional High School.



Employment:

EMPLOYER	EMPLOYEES
Inspira Health Network	3,800 ±
Rowan University	2,800 ±
Virtua Health	2,000 ±
Amazon	1,500 ±
South Jersey Industries (Energy)	1,100 ±



Transportation:

ROADWAY	TRAFFIC COUNTS (VPD)
Interstate 295	97,300
Route 55	60,400
Route 42	49,500
Route 47	22,700
Route 322	16,900



Education:

SCHOOL	STUDENTS
Rowan College	7,130 ±
Kingsway Regional High School	1,900 ±
Gloucester County Institute of Technology	1,559 ±





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