



**FIRST GENERATION SALE | HIGH OCCUPANCY - 96.30% | EXCEPTIONAL LOCATION (ATLANTIC COUNTY)**

**EXCLUSIVE OFFERING MEMORANDUM**

# **WASHINGTON SQUARE WEST**

**6712 WASHINGTON AVE, EGG HARBOR TOWNSHIP, NJ**

**Marcus & Millichap**  
THE DOUGHERTY TEAM



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

## DEAL TEAM

### INVESTMENT SALES TEAM



#### Mark Krantz

*First Vice President Investments*  
(215) 531-7056  
Mark.Krantz@marcusmillichap.com  
PA: RS336064, NJ: 1863254

### FINANCING TEAM



#### Neil Campbell

*Senior Director*  
(215) 531-7007  
Neil.Campbell@marcusmillichap.com



#### Ian Nordfors

*Associate Director*  
(215) 531-7111  
Ian.Nordfors@marcusmillichap.com

Marcus & Millichap  
THE DOUGHERTY TEAM

# DOCUMENT ACCESS APPROVAL REQUIRED

EXECUTE AND RETURN THE CA & BUYER REGISTRATION FOR ACCESS TO:

RENT ROLL  
INCOME & EXPENSES

**PRINCIPAL ACCESS**  
*CLICK HERE*

**BROKER ACCESS**  
*CLICK HERE*

**LIST PRICE**

\$3,580,750

**CAP RATE**

8.15%

**NOI**

\$292,005

**PRICE PSF**

\$130.94



**Address:**

6712 Washington Ave,  
Egg Harbor Township, NJ  
(Washington Ave 4,200 VPD)



**OCCUPANCY:**

96.3%



**SQUARE FEET:**

27,345 SF



**LOT SIZE:**

2.43 ACRES



**YEAR BUILT:**

1989



**PARKING:**

93 SPACES



**ZONING:**

HB





## **FAMILY OWNED AND OPERATED RARE FIRST-GENERATION SALE**

Current ownership was the original developer where the family has owned this property for over 35 years (Built in 1989).

## **STRONG REAL ESTATE FUNDAMENTALS**

Phenomenal 27,345 Sq Ft Office Park made up of Three (3) buildings that sits on 2.43 Acres with 93 parking spaces.

## **HIGH OCCUPANCY & SMALL BAYS**

96.30% occupancy rate within a diverse range of bay sizes spanning from 325 to 3,000 square feet. Balanced tenant portfolio comprising 25 local tenants ranging from Mental Health, Legal, Financial, Medical, and Government Services (Federal Aviation Administration).

## **EXCEPTIONAL LOCATION**

Strategically located in the center of burgeoning Atlantic County. Positioned within minutes of key thoroughfares including the Garden State Parkway (23,100 VPD), AC Expressway (22,600 VPD), Blackhorse Pike (15,500 VPD), Tilton Road, and Atlantic City.

## **TRANQUIL WORKPLACE & WELL-MAINTAINED GROUNDS**

Washington Square West has a colonial design with a distinctive business community offering professionals a unique work environment with a stunning courtyard area, beautiful landscaping providing a relaxing atmosphere that tenants and visitors alike will enjoy.

## **LOW VACANCY TREND IN AREA**

Atlantic City's office market showcases a robust performance with a vacancy rate of 5.7%, down 1.1% from the previous year, driven by a notable positive absorption of 83,000 square feet.

## **PROJECTED POPULATION GROWTH**

The local population and number of households are forecasted to grow 5% by 2028 within a 3-mile radius of the site. Demographic shifts towards suburban areas, driven by millennials' seeking larger, quality living spaces and access to quality schools with safer environments

## **MOST VISITED COUNTY**

Atlantic County is the most visited county in New Jersey with over 27 million visitors annually, with Atlantic City and the Boardwalk drawing substantial footfall. Additionally, Atlantic City International Airport serves over 1 million passengers each year.

10 MILES AWAY  
**ATLANTIC CITY**

9.3 MILES AWAY  
**VENTNOR CITY**

7.5 MILES AWAY  
**MARGATE**



TILTON TIMES PLAZA

PEPBOYS  
VERIZON  
WALLY'S  
CATERING FACTORY

HEATHER CROFT SQUARE

PRODUCE JUNCTION  
Retro Fitness

HARBOR SQUARE

PROSHOT PICKLEBALL  
Boscov's  
AT&T

CARDIFF PLAZA

DOLLAR GENERAL  
HARBOR FREIGHT  
FRESENIUS MEDICAL CARE

OCEANFIRST BANK  
Ford  
Wawa

ROYAL FARMS

BIG LOTS

WALLY'S CATERING FACTORY

TILTON RD

GARDEN STATE PKWY (23,100 VPD)

MATTRESS FIRM

BANK OF AMERICA

CHEVROLET

BLACK HORSE PIKE (15,500 VPD)

TJ-MAXX

DOLLAR TREE

ABC Federal CU Credit Union

JJS

St. Peter's DELTONA DISCOUNT TIRES

COOLIDGE AVE

WASHINGTON AVE (4,200 VPD)



ExtraSpace Storage

# SITE PLAN

WASHINGTON SQUARE WEST // EGG HARBOR TOWNSHIP, NJ

BUILDING 100		SF	GLA %
101	The Semcon Group	1,300	4.8%
102	Quecon	1,300	4.8%
103	Where Kids Thrive	1,000	3.7%
104	NJ State PBA	1,500	5.5%
106	The Ardent Team, LLC	625	2.3%
107	GEM Casino Travel	650	2.4%
110-111	Federal Aviation Administration	3,000	11.0%

\* Unit 106 was divided into Units 106 and 107

BUILDING 200		SF	GLA %
201	Daidone Electric Inc.	1,100	4.0%
202	A Better Home Care	1,300	4.8%
203	SJ Rehab & Spine	925	3.4%
204	Atlantic Speech & Swallowing Center	650	2.4%
205-206	DeBlasio & Associates	2,100	7.7%
208	Franklin Planning, LLC	700	2.6%
209A	Oceanside Tax Service, LLC	425	1.6%
209B	Sadek & Cooper Law Offices	425	1.6%
210	Green Mtn. Concert Serv.	750	2.8%
211	Victor Saul	560	2.1%

BUILDING 300		SF	GLA %
301	TTEC Government Services	1,300	4.8%
302-303	Journey Hospice (Hospice at LSMNJ)	2,000	7.4%
304	Triad Chiropractic (Sublux PC)	650	2.4%
305	Adair & Epstein	750	2.8%
306	Available	1,000	3.7%
307	Total Care Solutions Corp	325	1.2%
308-310	Semcon Group	2,300	8.5%
311	Trans America	560	2.1%

## First Floor



## Second Floor



# TENANT OVERVIEWS

WASHINGTON SQUARE WEST // EGG HARBOR TOWNSHIP, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

Tenant	Description
	<p><b>The Semcon Group</b> <i>(FAA Contract Admin)</i></p> <p>SEMCON is a small business providing essential technical and management services for the Federal Aviation Administration's air traffic control system. Their expertise includes information security, program/project management, engineering, documentation, and evaluation.</p>
	<p><b>Quecon</b> <i>(FAA Contract Admin)</i></p> <p>Quecon, Inc. is a veteran-owned small business providing high-quality IT engineering, cybersecurity, and technical consulting services nationwide. With a focus on quality, consistency, and zero downtime, Quecon ensures superior results for government and private clients, including the FAA.</p>
	<p><b>Where Kids Thrive</b> <i>(Mental Health Services)</i></p> <p>The Thrive Network specializes in assisting families facing significant challenges exacerbated by modern pressures, including those brought on by the pandemic. With expertise in areas such as ADHD, autism, trauma, and educational law, they aim to empower parents and children.</p>
	<p><b>NJ State PBA</b> <i>(Law Enforcement Union)</i></p> <p>PBA 600, is a local chapter of the New Jersey State Policemen's Benevolent Association (NJSPBA). Dedicated to supporting retired police and correction officers. They maintain a liaison to represent their members' interests at county meetings, ensuring information exchange and legislative updates.</p>
	<p><b>The Ardent Team, LLC</b> <i>(Hospice Homecare)</i></p> <p>Ardent Hospice &amp; Palliative Care provides end-of-life care, focusing on the physical, emotional, and psychosocial needs of patients and families. Committed to relieving pain and suffering while ensuring comfort and dignity, they offer personalized support, accredited by CHAP and licensed by Medicaid.</p>
	<p><b>GEM Casino Travel</b> <i>(Travel Agency)</i></p> <p>GEM Casino Travel serves as a comprehensive liaison between top gaming resorts and blackjack, craps, slots, and poker players, offering assistance with reservations, travel, credit lines, and exclusive promotional rates. With established relationships, they ensure exceptional excursions for all clientele.</p>
	<p><b>Federal Aviation Administration</b> <i>(Government)</i></p> <p>The Federal Aviation Administration (FAA) provides technical and management services crucial for the operation and maintenance of the FAA's air traffic control systems, ensuring safe and efficient air travel across the nation.</p>
	<p><b>Daidone Electric Inc.</b> <i>(Electrical Engineers)</i></p> <p>Daidone Electric, established since 1929, is a premier electrical and communications contractor known for delivering high-quality. With a focus on customer satisfaction, they have successfully completed challenging projects across the tri-state area, including highways, airports, tunnels, and bridges.</p>
	<p><b>A Better Home Care</b> <i>(Home Healthcare)</i></p> <p>Better Home Care is committed to delivering top-quality home care services tailored to each client's needs. Their certified home health aides, supervised by a registered nurse, provide a range of non-medical services aimed at maintaining independence and supporting recovery.</p>
	<p><b>SJ Rehab &amp; Spine</b> <i>(Spine Doctor)</i></p> <p>Dr. Michael Paul is a highly experienced physical medicine and rehabilitation specialist and brings over 22 years of expertise to his practice. A graduate of Philadelphia College of Osteopathic Medicine, he is affiliated with renowned medical facilities including Jersey Shore University Medical Center and Virtua Mount Holly Hospital.</p>
	<p><b>Atlantic Speech &amp; Swallowing Center</b> <i>(Speech Pathologist)</i></p> <p>Atlantic Speech and Swallowing Center offers individualized care plans, advanced treatments, and cutting-edge technology to optimize recovery for patients, specializing in speech therapy for a wide range of conditions &amp; disorders.</p>
	<p><b>TransAmerica</b> <i>(Life Insurance)</i></p> <p>The Transamerica Corporation is an American holding company for various life insurance companies and investment firms operating primarily in the United States, offering life and supplemental health insurance, investments, and retirement services.</p>



# TENANT OVERVIEWS

WASHINGTON SQUARE WEST // EGG HARBOR TOWNSHIP, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

	Tenant	Description
	<p><b>DeBlasio &amp; Associates</b> <i>(Civil Engineer)</i></p>	<p>With more than 25 years of engineering design, construction and management expertise, DeBlasio &amp; Associates believes the key to a successful project begins with the client. Services include municipal engineering, civil/sire engineering, costal engineering, project management, grant writing, and energy services.</p>
	<p><b>Franklin Planning, LLC</b> <i>(Financial Planner)</i></p>	<p>Franklin Planning's mission is to provide the ultimate client experience. As an independent financial advisory firm, we take our role as your fiduciary very seriously. We work through various elements of financial planning and understand that a comprehensive approach is best to achieve the best results in your financial goals.</p>
	<p><b>Oceanside Tax Service, LLC</b> <i>(Tax &amp; Accounting Services)</i></p>	<p>Oceanside Tax Services, owned and managed by Ian Gallagher, offers comprehensive financial and accounting solutions. With Ian's expertise as a staff accountant, the company excels in routine financial tasks, report preparation, ledger maintenance, accounts payable management, and ensuring compliance with tax obligations.</p>
	<p><b>Sadek &amp; Cooper Law Offices</b> <i>(Law Offices)</i></p>	<p>Sadek &amp; Cooper Law Office is a group of bankruptcy lawyers that offer personalized bankruptcy solutions tailored to individual needs, providing meticulous analysis and strategic approaches to ensure a favorable outcome. They prioritize exemplary client experiences and open communication.</p>
	<p><b>Green Mtn. Concert Serv.</b> <i>(Security Services)</i></p>	<p>Since 1995 we have specialized in providing unarmed, physical security solutions to high-profile special events, venues, and educational institutions. GMCS has a successful reputation for helping clients create an exceptional experience for their guests, and for providing added value to event management.</p>
	<p><b>Victor Saul</b> <i>(Law Offices)</i></p>	<p>Victor Saul has been a practicing attorney in the southern New Jersey since 1995. He has worked in large firms, small firms and has been in solo practice since 2007. Victor specializes in Landlord/Tenant Law, Bankruptcy Lay, and Debt Collection.</p>
	<p><b>TTEC Government Services</b> <i>(NJ Toll Support)</i></p>	<p>For over 40 years, through our customer experience BPO, technology, consulting, and analytics services, we deliver optimized customer care, tech support, sales, AI operations, and trust and safety solutions. We help companies continuously optimize CX and business outcomes to deliver the highest customer satisfaction.</p>
	<p><b>Journey Hospice (Hospice at LSMNJ)</b> <i>(Hospice Care)</i></p>	<p>The Journey Hospice team is a group of professionals focused on quality healthcare while treating each patient with the utmost dignity and respect. Journey offers an array of services including hospice care, palliative care, holistic care, and spiritual care.</p>
<p><b>TRIAD CHIROPRACTIC</b></p>	<p><b>Triad Chiropractic (Sublux PC)</b> <i>(Chiropractor)</i></p>	<p>Triad Chiropractic, led by Francis Hudec, a chiropractic specialist with over 21 years of expertise, offers comprehensive care for various conditions such as hip pain, spinal adjustments, scoliosis, neck pain, and lower back pain.</p>
	<p><b>Adair &amp; Epstein</b> <i>(Psychotherapy)</i></p>	<p>Seaside Serenity counselors have been providing mental health counseling and EAP services to the Southern NJ region for over 25 years and helping clients to refocus and rebalance life in a positive manner in order for clients to get on with their lives in the most productive ways.</p>
	<p><b>Total Care Solutions Corp</b> <i>(Home Healthcare)</i></p>	<p>Total Care Solutions provides expert home health aide services, offering trained professionals to assist public health nurses and other healthcare professionals in providing bedside care to patients in the comfort of their own homes.</p>



# 54 MILES AWAY PHILADELPHIA, PA

ATLANTIC CITY  
INTERNATIONAL AIRPORT

American Airlines *spirit*

WILLIAM J HUGHES  
TECHINICAL CENTER

FEDERAL AVIATION  
ADMINISTRATION

SHINEPRO  
Signarama

SUNBELT  
RENTALS

CUBESMART  
self storage

ENCOR  
RECREATION CENTER

Wawa

HARBORTOWNE PLAZA

FARMERS  
INSURANCE

Franks Jewlers Great Wall II  
III Brothers Pizza Tattoo Parlor  
McDonalds

CARDIFF PLAZA

DOLLAR GENERAL



HARBOR  
FREIGHT



FRESENIUS  
MEDICAL CARE

BLACK HORSE PIKE (15,500 VPD)

WASHINGTON AVE (4,200 VPD)

ExtraSpace  
Storage

St. Francis's  
DELTONA  
DISCOUNT TIRES

JJ's  
Diner

COOLIDGE AVE



# DEMOGRAPHICS

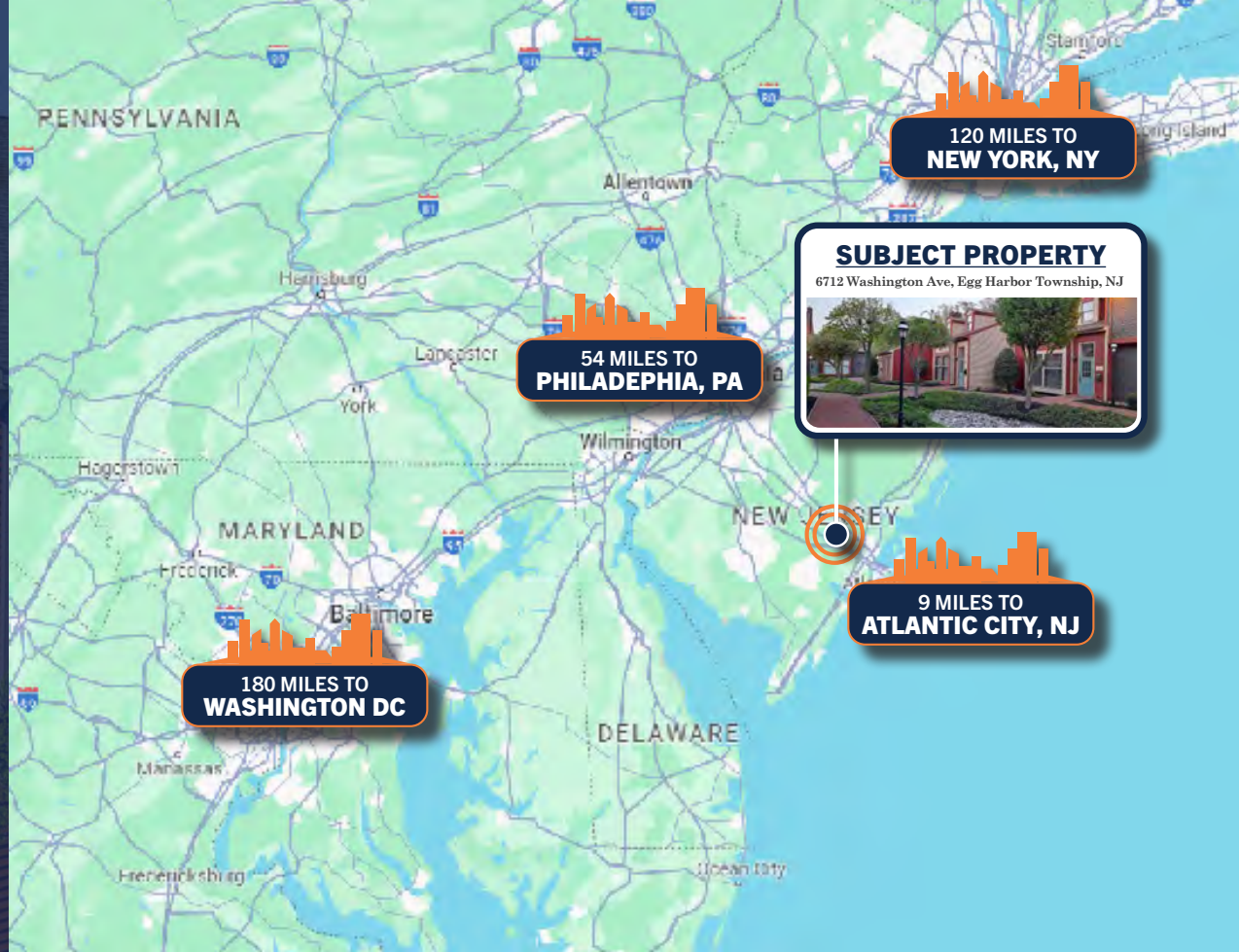
## WASHINGTON SQUARE // EGG HARBOR TWP, NJ

POPULATION	1-MILE	3-MILE	5-MILES
2023 Population	4,033	48,450	104,436
2028 Population Est.	4,240	50,736	109,299
Population Growth (%)	5.1%	4.7%	4.7%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2023 Households	1,501	17,012	36,010
2028 Household Est.	1,585	17,897	37,879
Household Growth (%)	5.6%	5.2%	5.2%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2023 Average HH Income	\$64,562	\$79,408	\$97,553
2023 Median HH Income	\$50,037	\$58,593	\$73,815

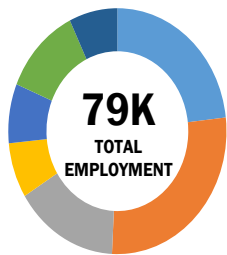
EMPLOYMENT	1-MILE	3-MILE	5-MILE
Businesses	349	2,532	5,250



# MARKET PERFORMANCE

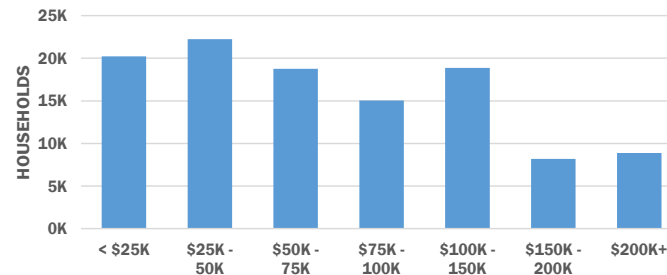
## ATLANTIC COUNTY // EGG HARBOR TWP, NJ

### TOP INDUSTRIES

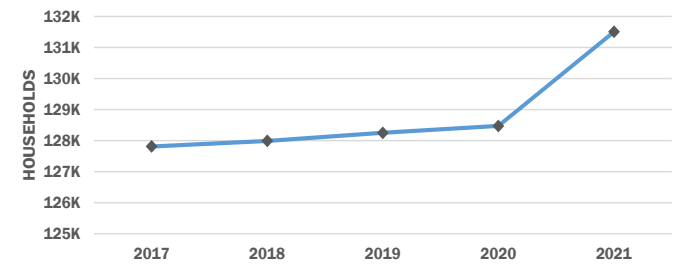


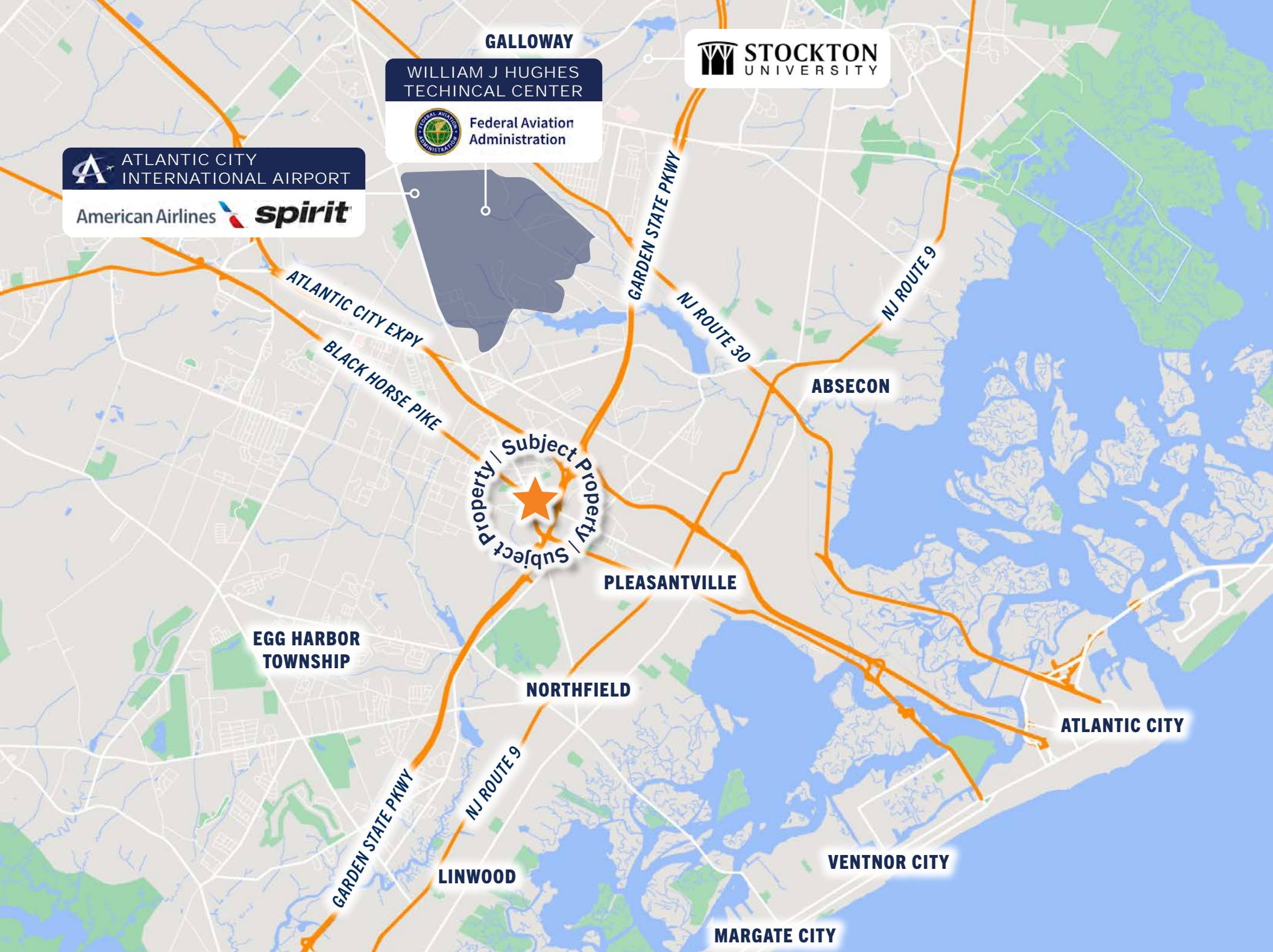
- (23%) TRADE, TRANSPORTATION, & UTILITIES
- (28%) EDUCATION & HEALTHCARE
- (15%) PROFESSIONAL & BUSINESS SERVICES
- (7%) CONSTRUCTION
- (8%) FINANCIAL ACTIVITIES
- (12%) LEISURE & HOSPITALITY
- (7%) GOVERNMENT

### HOUSEHOLD INCOME



### HOUSEHOLD GROWTH





**GALLOWAY**



**WILLIAM J HUGHES  
TECHINICAL CENTER**



**Federal Aviation  
Administration**

**ATLANTIC CITY  
INTERNATIONAL AIRPORT**

American Airlines **spirit**

**Subject Property**

**ATLANTIC CITY EXPY**  
**BLACK HORSE PIKE**

**GARDEN STATE PKWY**

**NJ ROUTE 30**

**NJ ROUTE 9**

**ABSECON**

**PLEASANTVILLE**

**EGG HARBOR  
TOWNSHIP**

**NORTHFIELD**

**ATLANTIC CITY**

**GARDEN STATE PKWY**

**NJ ROUTE 9**

**LINWOOD**

**VENTNOR CITY**

**MARGATE CITY**

# NON-ENDORSEMENT AND DISCLAIMER NOTICE

## NON-ENDORSEMENTS

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

## DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2017 Marcus & Millichap. All rights reserved. License: RB062197C

## BROKER OF RECORD

**John Horowitz**

**250 Pehle Ave., Suite 501  
Saddle Brook, NJ 07663**

**P: 212-430-5261**

**Lic #: 2192359**





**FIRST GENERATION SALE | HIGH OCCUPANCY - 96.30% | EXCEPTIONAL LOCATION (ATLANTIC COUNTY)**

**EXCLUSIVE OFFERING MEMORANDUM**

# **WASHINGTON SQUARE WEST**

**6712 WASHINGTON AVE, EGG HARBOR TOWNSHIP, NJ**

**Marcus & Millichap**  
THE DOUGHERTY TEAM