

PROFESSIONAL OFFICE CONDO FOR SALE OR LEASE
200 HADDONFIELD BERLIN ROAD | GIBBSBORO | NJ

*Ideal for
Owner
Occupant*



Contact Us

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Building Features

Location	200 Haddonfield Berlin Road Gibbsboro, NJ 08026
Size/SF Available	+/-2,788 SF- Available for immediate occupancy +/-2,650 SF- Incoming producing unit under lease until 10/31/2017. } 5,438 SF
Lease Price Sale Price	\$12.00/sf Gross plus utilities and janitorial. \$465,000
Parking	4.75/1,000 sf
Occupancy	Available for immediate occupancy
Signage	Tenant Directory Signage
Area Description	Conveniently located between I-295 and Route 73 on Haddonfield-Berlin Road (RT 561) a signalized intersection. Surrounded by banks, retail, restaurants, and other professional users.
Property Description	Single story garden-style office building. Move-in condition with high-end finishes. Part of well-maintained condominium complex.

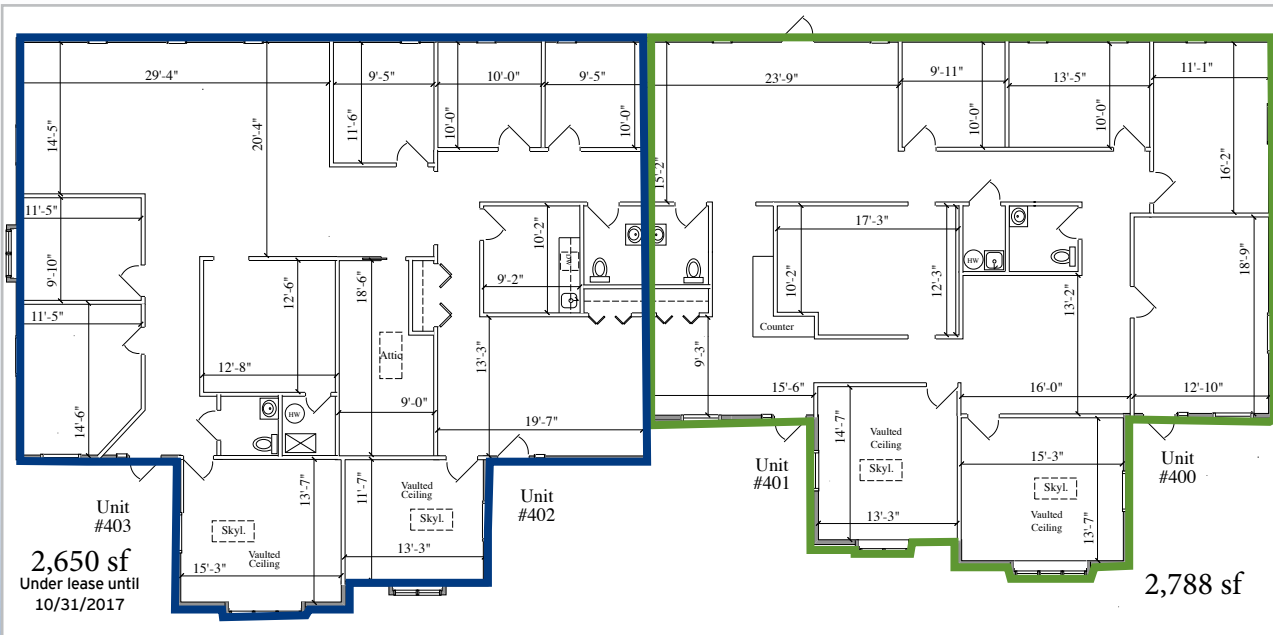
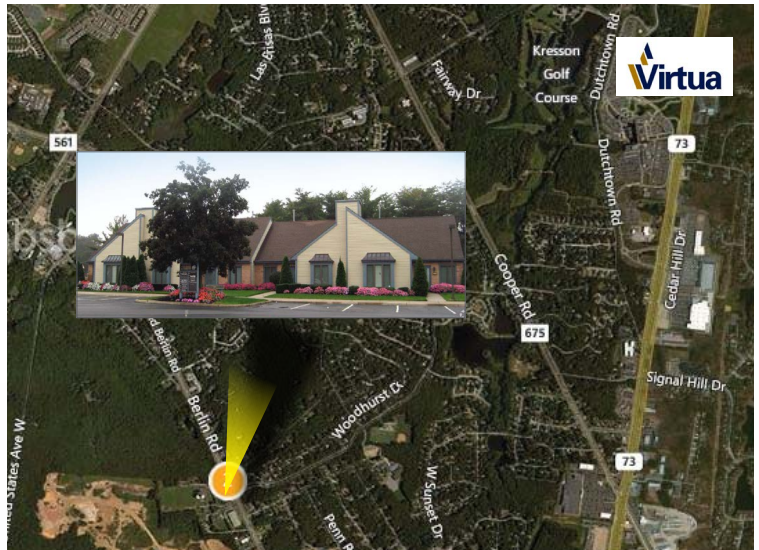
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Building Successful Relationships



DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	3,229	59,737	168,175
Household	1,100	23,168	64,168
Median HH Income	\$96,965	\$64,403	\$70,861
Avg HH Income	\$122,486	\$87,036	\$90,582
Traffic Count	18,433 (Lakeview Dr & S Tanglewood Dr)		

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