



PROFESSIONAL OFFICE SPACE AVAILABLE FOR SALE/LEASE



ONE MILE FROM THE \$200M JEFFERSON HEALTH REVITALIZATION

3001 CHAPEL AVE WEST | CHERRY HILL, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

- Location** 3001 Chapel Ave West
Cherry Hill, NJ 08002
- Size / SF Available** 4,980 SF
- Lease Price** \$16.00 SF/yr (Modified Gross)
- Occupancy** Available for immediate occupancy
- Signage** Monument and building signage available
- Property / Area Description**
 - 2 story, elevator served office building
 - Monument signage
 - Easy access to area amenities
 - Professional office building located in the heart of Cherry Hill
 - One mile from Jefferson Health which recently underwent a \$200M revitalization
 - Possible sale/leaseback from current owner/occupant
 - This highly visible property provides easy access to Route 70, Route 73, Route 38, I-295, NJ Turnpike and Kings Highway



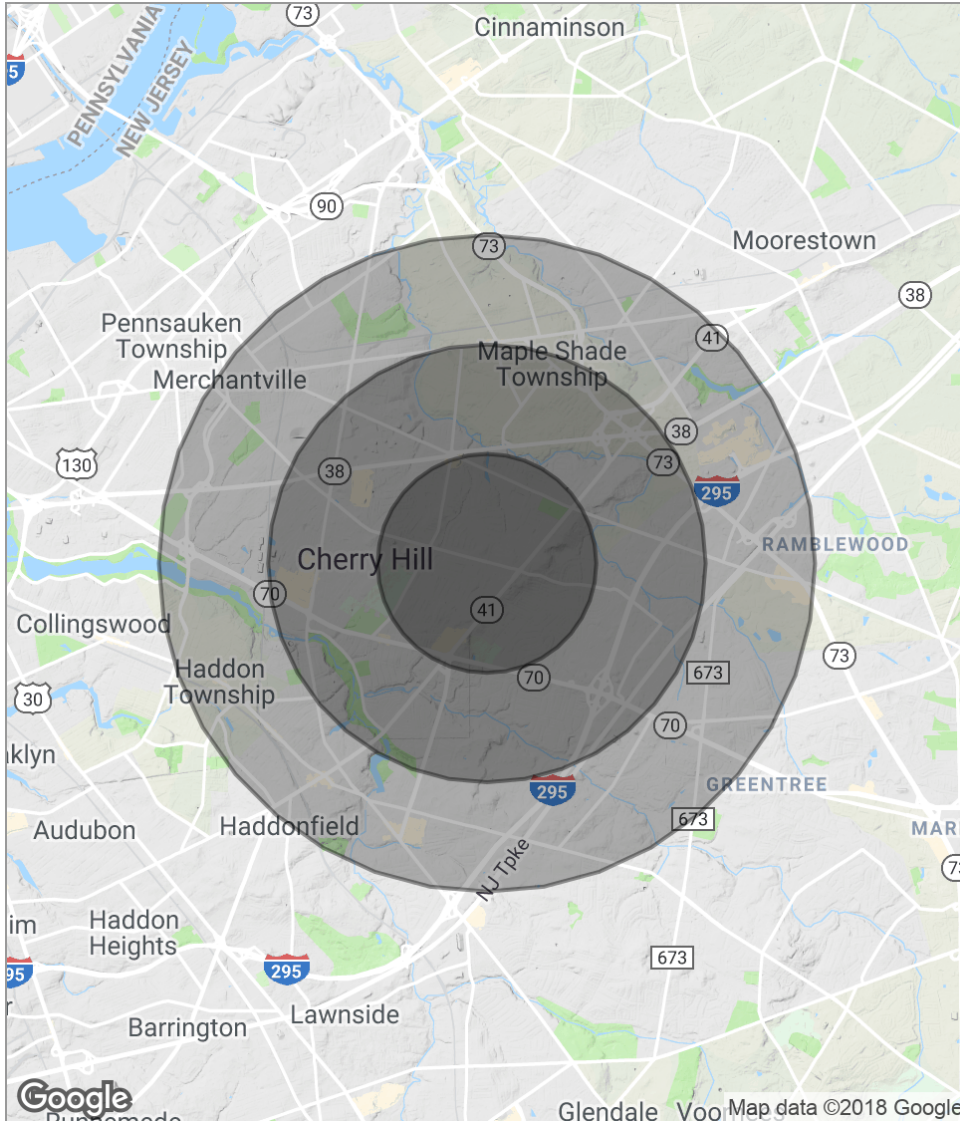
Contact Us

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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,327	46,593	93,730
Median age	45.1	41.8	41.5
Median age (Male)	42.7	39.8	39.6
Median age (Female)	48.1	43.9	43.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,302	18,510	37,329
# of persons per HH	2.5	2.5	2.5
Average HH income	\$85,448	\$81,663	\$86,050
Average house value	\$283,740	\$272,601	\$292,810

** Demographic data derived from 2010 US Census*

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