



PROFESSIONAL OFFICE SPACE AVAILABLE FOR SALE/LEASE



ONE MILE FROM THE \$200M JEFFERSON HEALTH REVITALIZATION

3001 CHAPEL AVENUE WEST | CHERRY HILL, NJ

Wolf Commercial Real Estate

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PROPERTY DESCRIPTION

Location	3001 Chapel Ave West Cherry Hill, NJ 08002
Size / SF Available	4,980 SF
Lease Price	\$16.00/ SF (Modified Gross)
Occupancy	Available for immediate occupancy
Signage	Monument and building signage available
Property / Area Description	<ul style="list-style-type: none"> • 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



Map data ©2018 Google Imagery ©2018 DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service Agency

Contact Us

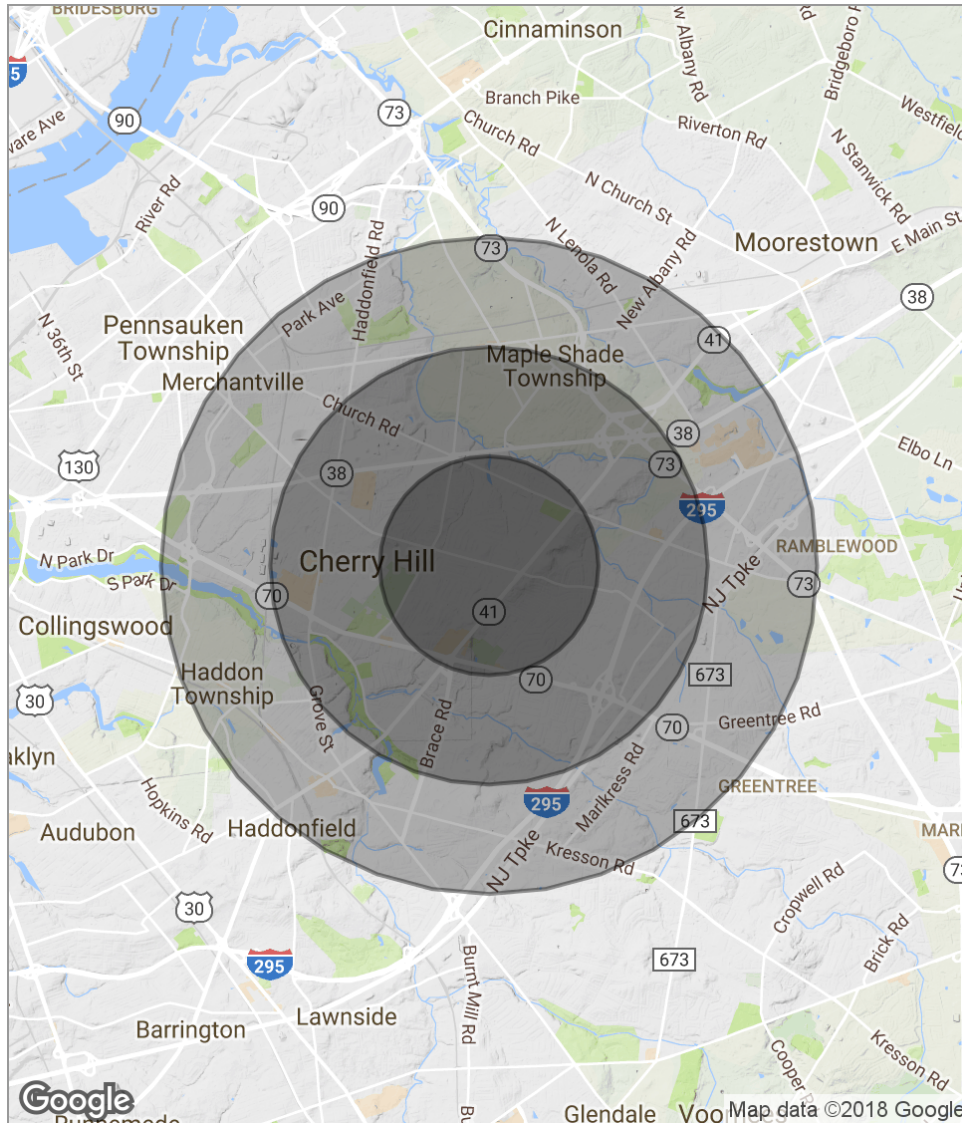
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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
	Total population	13,327	46,593
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
# 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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