

COLWICK BUSINESS CENTER

53 HADDONFIELD ROAD | CHERRY HILL | NJ



New (Route 404) Bus Stop within the Colwick Business Center



Contact Us

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Owned & Managed By:



Building Features

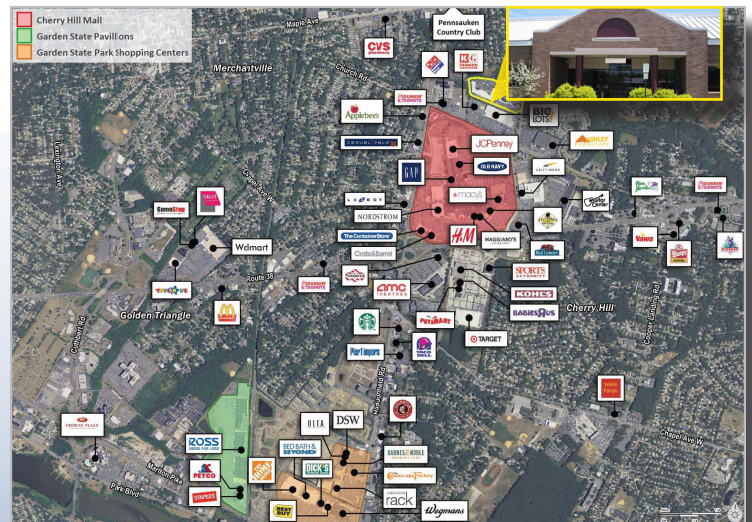
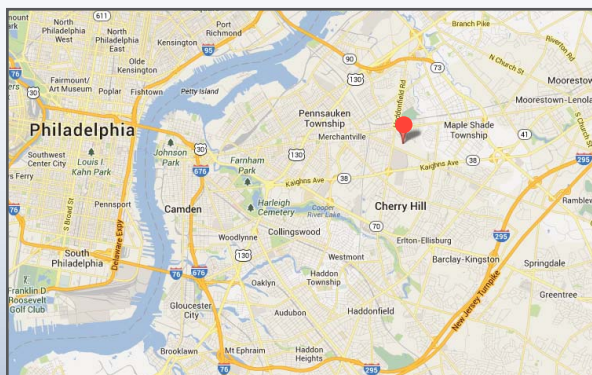
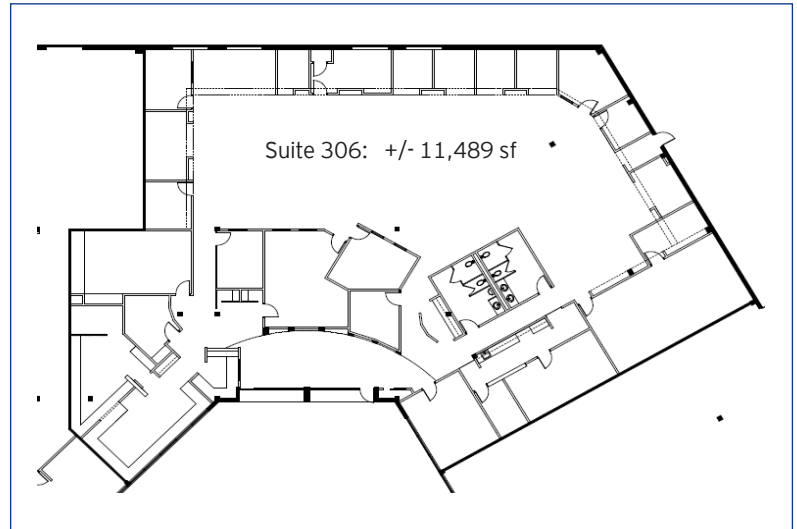
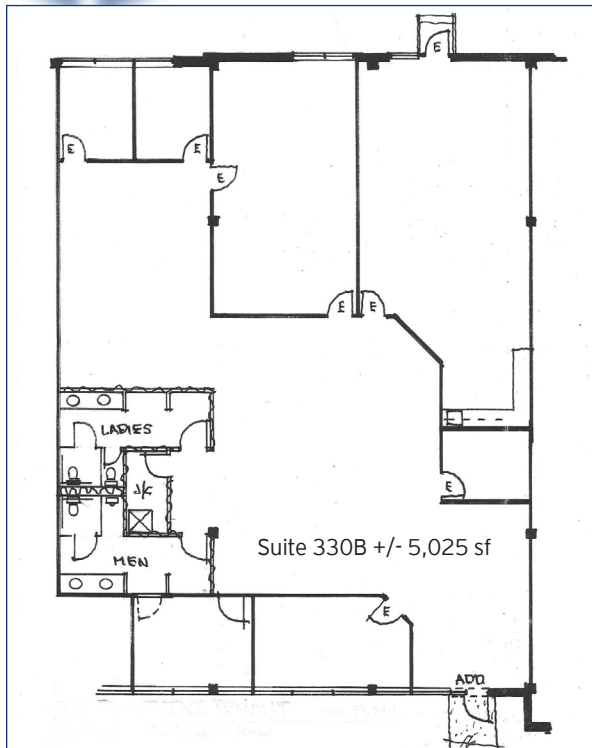
Location	53 Haddonfield Road, Cherry Hill, NJ
Size/SF Available	Suite 330 B +/- 5,025 sf Suite 306: +/- 11,489 sf
Asking Lease Price	\$9.50 - \$12.00/sf NNN
Parking	4.23/1,000 sf
Occupancy	Available for immediate occupancy
Signage	Monument tenant directory and suite signage available

Property/Area Description

- ▶ Under new local ownership and management
- ▶ Base building improvements underway
- ▶ Single-story buildings with no loss factor and direct, private 24/7 access to each tenant suite
- ▶ Very efficient layout with open bullpen areas and individual offices
- ▶ Daycare center located within the park
- ▶ Located in the business district of Cherry Hill, NJ at the intersection of Haddonfield and Church Road providing for easy access to Route 38, Route 70, 73, I-295 with convenient access to Philadelphia via the Benjamin Franklin Bridge and Betsy Ross Bridge
- ▶ Direct NJ Transit (ROUTE 404) bus service within the business park
- ▶ Close proximity to local amenities (Cherry Hill Mall, Garden State Towne Center, banks, restaurants, etc.)

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Building Successful Relationships



DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	13,101	116,044	288,187
Household	5,453	44,433	109,290
Median HH Income	\$60,699	\$58,909	\$55,756
Avg HH Income	\$76,778	\$75,792	\$75,907
Traffic Count	24,565 (Haddonfield Rd & Yale Ave)		

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