

## PROFESSIONAL OFFICE BUILDING FOR SALE

### 695 RANCOCAS ■ WESTAMPTON ■ NJ



### Contact Us

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Principal

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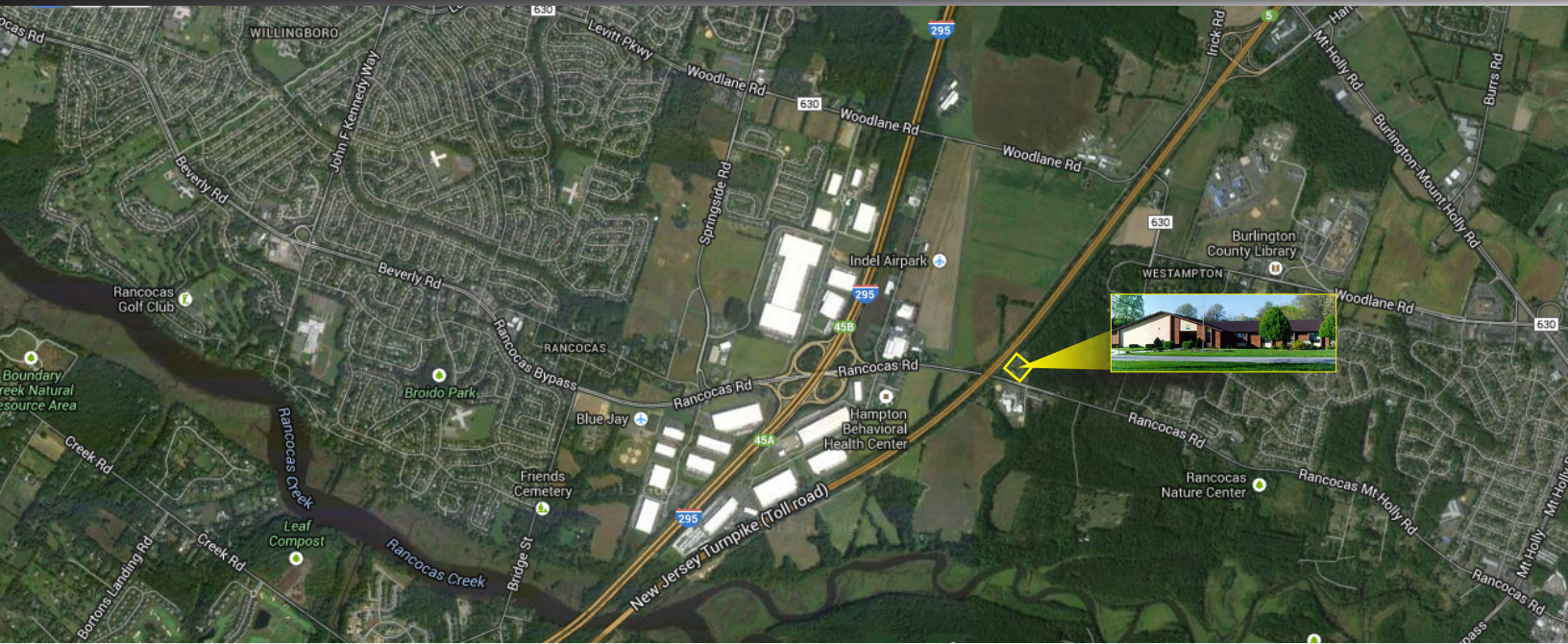
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#### Building Features

Location	695 Rancocas Road Westampton, NJ
Size/SF Available	+/- 10,000 sf
Acreage	+/- 2.85
Asking Price	\$1,295,000 Up to 100% Financing Available-Call for details
Occupancy	Available for immediate occupancy
Signage	Building signage available
Parking	5.5/1000
Area Description	Located just off I-295 (Exit 45) and within close proximity to NJ Turnpike. The property is well-located and within 15 minutes from Mount Laurel, NJ (South) and Trenton, NJ (North). Property offers excellent north/south access to all NJ points.
Property description	Well-maintained free standing office building situated on +/- 2.77 with excellent exterior signage and high-end interior finishes. Office building is a great fit for any professional user seeking ample parking and a great location.

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## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	1,071	16,791	132,081
Household	373	25,406	48,833
Median HH Income	\$78,475	\$76,485	\$72,582
Avg HH Income	\$88,824	\$90,908	\$88,433
Traffic Count	23,390 (Rancocas Road & Powhatan Indian Reservation Dr )		



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