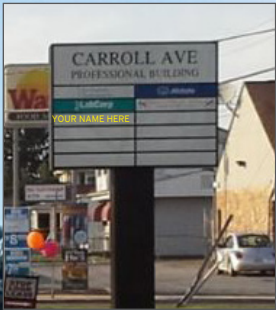




1,500 - 4,416 SF PROFESSIONAL OFFICE UNITS FOR LEASE

## PROFESSIONAL OFFICE SPACE FOR LEASE 1-21 CARROLL AVENUE | PENNSVILLE | NJ



### Contact Us

Jason M. Wolf  
Managing Principal

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#### Building Features

Location	Cordrey Professional Building 1-21 Carroll Avenue & Route 49 Pennsville, NJ
Size/SF Available	+/- 1,500 - 4,416 sf
Asking Lease Price	\$12.00/sf + utilities & janitorial
Parking	5.21/1,000 sf
Occupancy	Available for immediate occupancy
Signage	Pylon and suite directory signage available
Area/ Property Description	<ul style="list-style-type: none"> <li>▶ Under new ownership and management</li> <li>▶ Recently upgraded with significant interior and exterior capital improvements</li> <li>▶ Ideal for any medical or professional use</li> <li>▶ Located directly across the street from Wawa and within close proximity to Route I-295, NJ Turnpike and Delaware Memorial Bridge</li> <li>▶ Convenient to restaurants and retail</li> </ul>

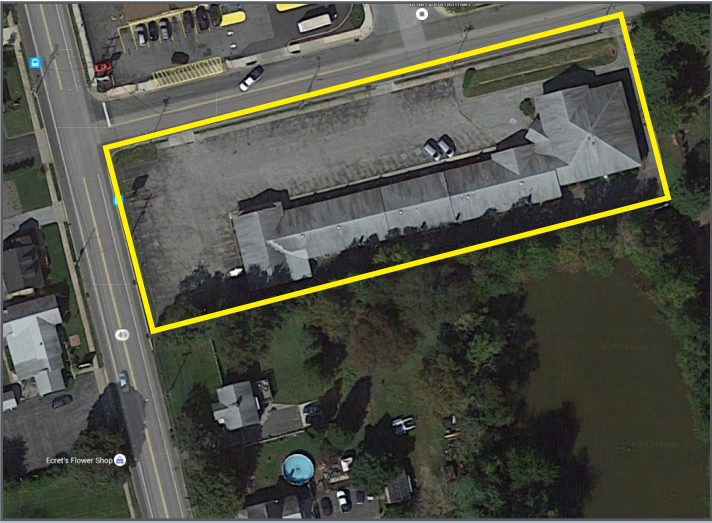
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# Building Successful Relationships







## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	9,484	89,515	256,429
Household	3,847	34,771	101,358
Median HH Income	\$60,474	\$72,995	\$69,259
Avg HH Income	\$73,165	\$96,527	\$89,534

## CONTACT Us

**Jason M. Wolf, Managing Principal**  
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**follow us:**







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