



# 10,000 SF OFFICE BUILDING FOR SALE/LEASE

## OFFICE BUILDING FOR SALE OR LEASE 411 BLACK HORSE PIKE | HADDON HEIGHTS | NJ



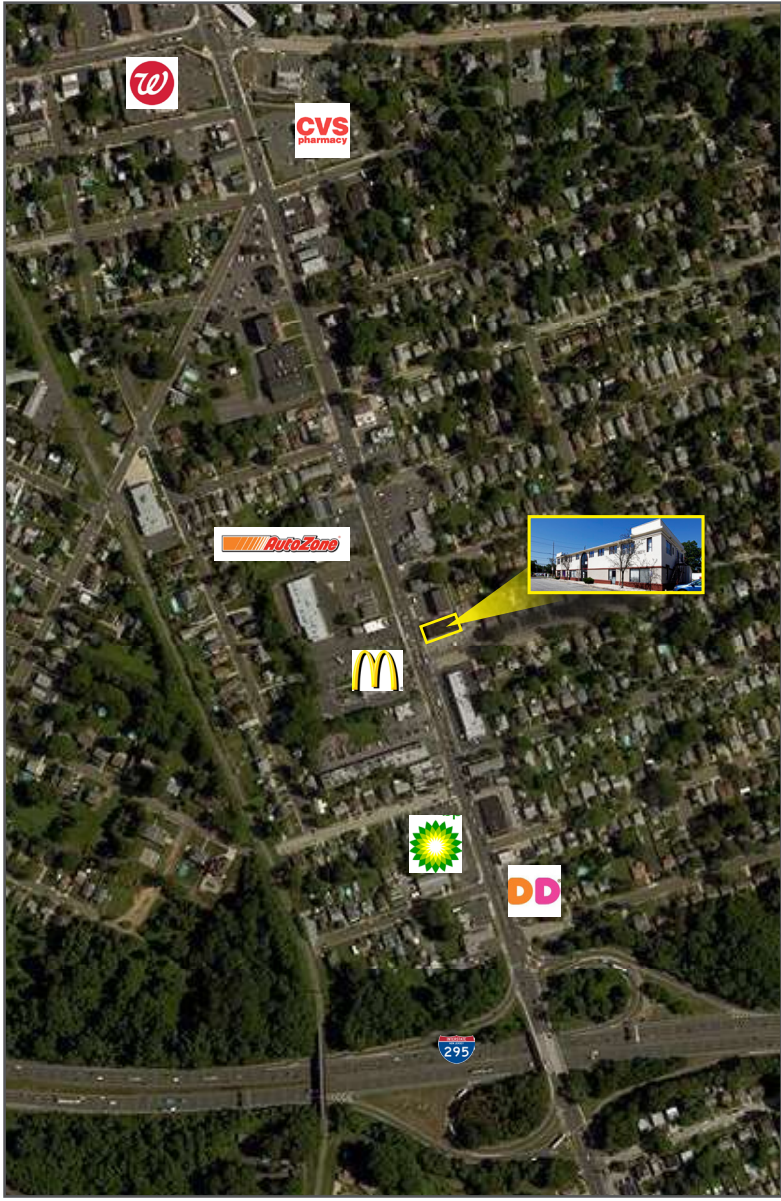
**\$5000 BROKER BONUS ON SALE OF BUILDING**

Building Features	
Location	411 Black Horse Pike   Haddon Heights   NJ 08035
Size/SF Available	1st Floor: 5,000 sf      2nd Floor: 5,000 sf 10,000 sf building contiguous
Asking Lease Price Asking Sale Price	1st Floor: \$12.00/sf NNN      2nd Floor: \$10.00/sf NNN \$565,000 (\$56.50/sf)
Parking	Abundant parking on site
Occupancy	Available for immediate occupancy
Signage	Monument signage and building signage available
Area/Property Description	<ul style="list-style-type: none"> <li>▶ Two-story office building for sale or lease</li> <li>▶ Corner property located within close proximity to I-295 (Exit 28)</li> <li>▶ Ideal for owner occupant</li> <li>▶ Abundant parking ratio</li> <li>▶ Numerous amenities within the immediate area including banks, restaurants and retail</li> </ul>





# Building Successful Relationships



## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	15,244	123,412	297,808
Household	6,098	49,462	114,656
Median HH Income	\$65,616	\$58,456	\$55,214
Avg HH Income	\$65,616	\$74,708	\$71,322
Traffic Count	18,502 AADT (N Black Horse Pk & S Park Ave)		

## CONTACT Us

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