

# SCHOOL/OFFICE CAMPUS FOR SALE 315 WEST BRIDGE STREET | WESTAMPTON | NJ



## Contact Us

Christopher R. Henderson Senior Associate

D 856 857 6337 chris.henderson@wolfcre.com

Leor R. Hemo Executive Vice President

D 856 857 6302 leor.hemo@wolfcre.com

Jason M. Wolf Managing Principal

D 856 857 6301 jason.wolf@wolfcre.com

Building Features				
Location	315 W. Bridge Street Westampton, NJ			
Size/SF Available	+/- 28,190 sf (4 buildings)			
Acreage	+/- 11 acres			
Asking Sale Price	\$2,450,000			
Occupancy	Available for immediate possession			
Signage	Street Pylon and building signage available			
Area Description	<ul> <li>Conveniently located within 1 mile of I-295 (exit 45A)</li> <li>Adjacent to westampton sports complex</li> <li>Easy acces to NJ Turnpike (Exit 5)</li> <li>Neighboring to many residential communities</li> <li>Within 1 mile to Westampton Municipal Building</li> </ul>			
Property Description	<ul> <li>Property consists of 4 buildings formerly used for a school</li> <li>campus-like atmosphere</li> <li>11 acres available for possible expansion</li> <li>Full size basketball courts with boys and girls restrooms adjacent to a café.</li> <li>Main building has six (6) classrooms, two (2) teacher offices, one (1) conference room, break room, library and open workshop area.</li> <li>Two side buildings consist of 3 to 4 large classrooms, restrooms and break rooms</li> </ul>			

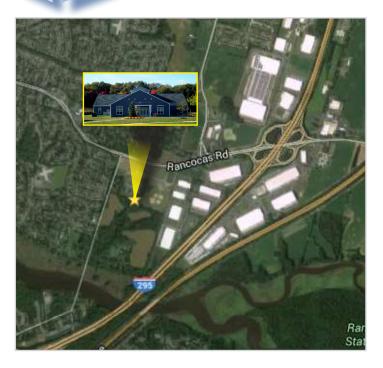
### Wolf Commercial Real Estate WWW.WOlfcre.com

NJ OFFICE 951 Route 73 North | Suite D Marlton, NJ 08053 P 856 857-6300 | F 856 283-3950

PA OFFICE 630 Freedom Business Center | 3rd Floor King of Prussia, PA 19406 P 215 799 6900 | F 610 768 7701

follow us: f

## **Building Successful Relationships**







#### DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	5,967	54,351	144,320
Household	2,098	19,930	53,341
Median HH Income	\$94,154	\$96,941	\$98,957
Avg HH Income	\$84,107	\$80,920	\$79,586



## CONTACT US

Christopher R. Henderson, Senior Associate D 856 857 6337 chris.henderson@wolfcre.com Leor R. Hemo, Executive Vice President

D 856 857 6302 leor.hemo@wolfcre.com

Jason M. Wolf, Managing Principal D 856 857 6301 jason.wolf@wolfcre.com follow us: f l b in I



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.