



**+/- 4,000 - 12,000 SF FOR LEASE**

# PROFESSIONAL OFFICE SPACE FOR LEASE 222 HADDON AVENUE | WESTMONT | NJ



## Contact Us

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| Building Features          |  |
|----------------------------|--|
| Location                   | 222 Haddon Avenue<br>Westmont, NJ  |
| Size/SF Available          | +/- 4,000 - 12,000 sf  |
| Asking Lease Price         | 1st Floor: \$20.00/sf NNN<br>2nd Floor: \$20.00/ sf Gross + utilities and janitorial   |
| Occupancy                  | First Floor: Negotiable<br>Second Floor: Available immediately   |
| Signage                    | Building signage available   |
| Parking                    | Ample parking available  |
| Area /Property Description | <ul style="list-style-type: none"> <li>Prestigious 3-story multi-tenant office building located on the corner of Haddon Avenue and Crystal Lake Avenue</li> <li>New ownership &amp; management</li> <li>Recent capital improvements - renovated common restrooms, elevators, parking lot has been milled and repaved and a brand new roof!</li> <li>Close proximity to Philadelphia, Route 38, 70 &amp; 130 and 15 minutes from Philadelphia via The Ben Franklin Bridge</li> <li>Less than one block from the Westmont PATCO station</li> <li>Centrally located around award-winning restaurants as well as retail shopping on Haddon Avenue and Kings Highway</li> </ul> |

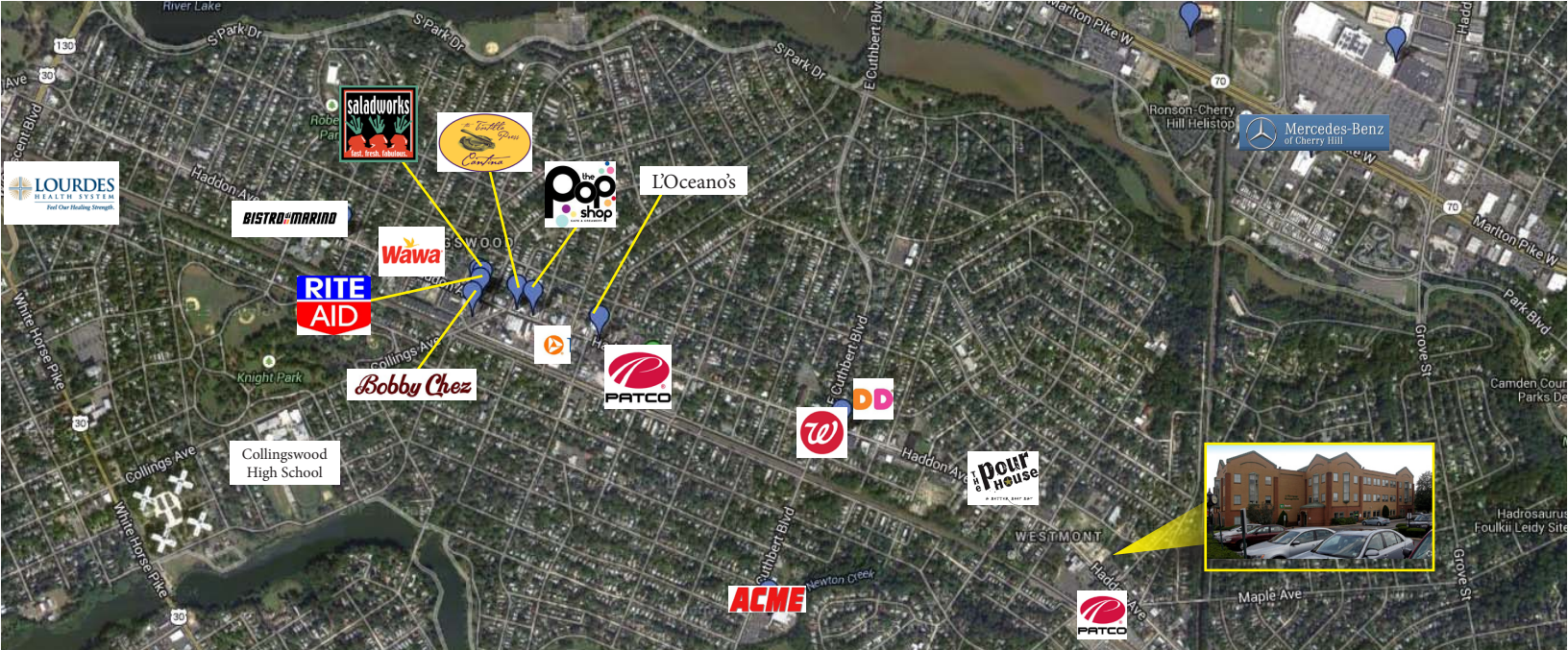


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# Building Successful Relationships



## DEMOGRAPHIC SUMMARY

|                  | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Population       | 16,542   | 125,628  | 331,065  |
| Household        | 6,921    | 50,280   | 125,110  |
| Median HH Income | \$75,451 | \$65,395 | \$56,531 |
| Avg HH Income    | \$93,968 | \$83,225 | \$74,093 |

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