



REDEVELOPMENT OPPORTUNITY/OFFICE BUILDING AVAILABLE FOR SALE



19 WEST CUTHBERT BOULEVARD | COLLINGSWOOD, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)





## PROPERTY DESCRIPTION

- Location** 19 W Cuthbert Blvd  
Collingswood, NJ 08108
- Size / SF Available** 2,000 SF
- Sale Price** \$300,000
- Occupancy** Available for immediate occupancy
- Signage** Freestanding pylon sign
- Property / Area Description**
  - Located in a redevelopment zone - prime site for redevelopment
  - Ample parking in rear Highly motivated seller
  - Highly visible property on well trafficked Cuthbert Boulevard & steps from Haddon Avenue
  - Direct access to the PATCO High Speed line providing easy access to Philadelphia
  - Convenient access to Routes 130, 70 and 38 with numerous amenities in the area including banks, restaurants and retail shopping



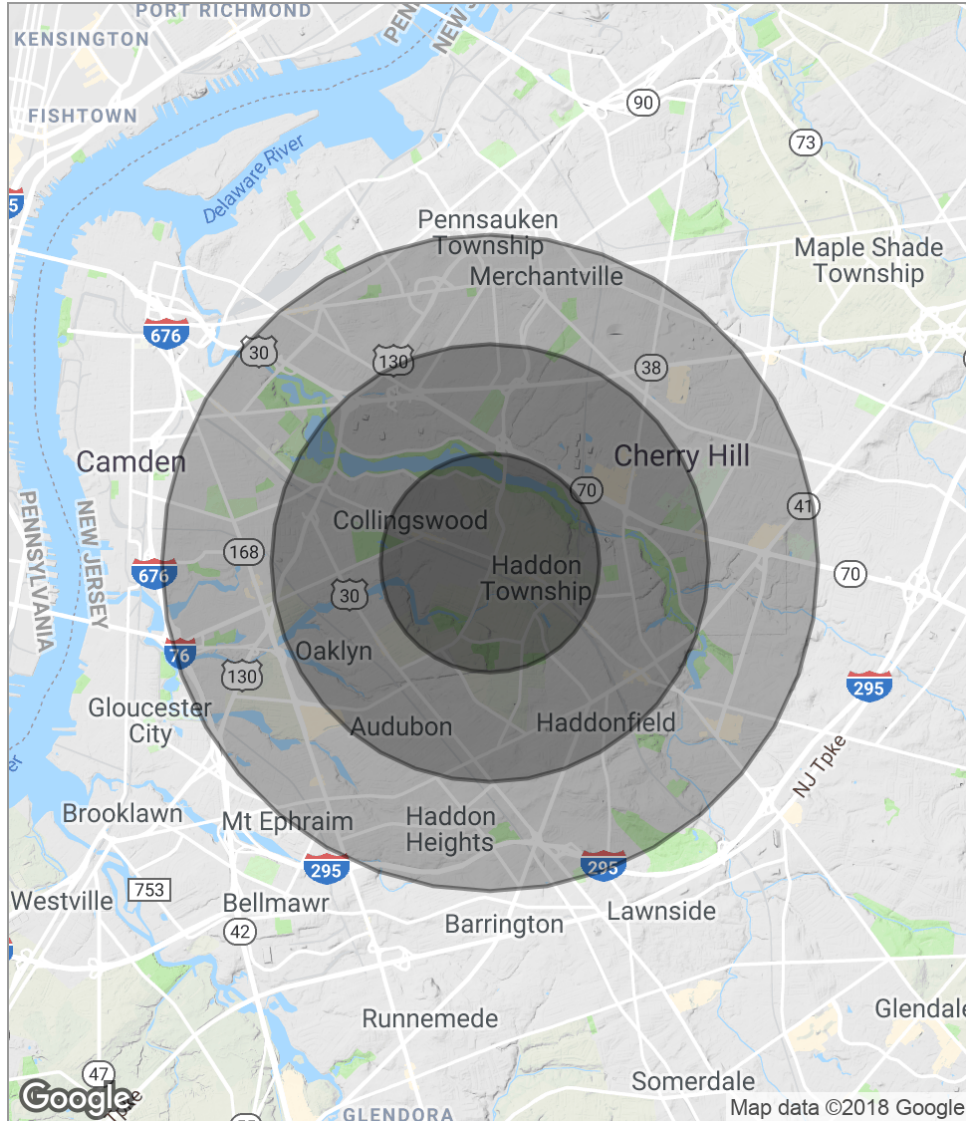
## Contact Us

Ryan Barikian  
Senior Associate  
856.857.6307  
ryan.barikian@wolfcre.com

follow us:    

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.

## DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,390	60,735	148,578
Median age	40.7	40.8	37.7
Median age (male)	38.0	38.7	35.6
Median age (Female)	43.4	42.7	39.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,039	25,659	58,412
# of persons per HH	2.3	2.4	2.5
Average HH income	\$84,003	\$86,246	\$78,282
Average house value	\$284,927	\$278,884	\$259,301

*\* Demographic data derived from 2010 US Census*

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.