PROFESSIONAL OFFICE SPACE AVAILABLE FOR SALE/LEASE

ONE MILE FROM THE $200M JEFFERSON HEALTH REVITALIZATION

3001 CHAPEL AVE WEST | CHERRY HILL, NJ

www.WolfCRE.com
3001 CHAPEL AVE WEST | CHERRY HILL, NJ

PROPERTY DESCRIPTION

Location
3001 Chapel Ave West
Cherry Hill, NJ 08002

Size / SF Available
4,980 SF

Lease Price
$16.00 SF/yr (Modified Gross)

Occupancy
Available for immediate occupancy

Signage
Monument and building signage available

Property / Area Description
- 2 story, elevator served office building
- Monument signage
- Easy access to area amenities
- Professional office building located in the heart of Cherry Hill
- One mile from Jefferson Health which recently underwent a $200M revitalization
- Possible sale/leaseback from current owner/occupant
- This highly visible property provides easy access to Route 70, Route 73, Route 38, I-295, NJ Turnpike and Kings Highway

Contact Us
John Mozzillo  Christopher Henderson  Jason Wolf
Senior Associate - Director of Investment Sales  Principal & Vice President  Managing Principal
856.857.6304  856.857.6337  856.857.6301
john.mozzillo@wolfcre.com  chris.henderson@wolfcre.com  jason.wolf@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

3001 CHAPEL AVE WEST  |  CHERRY HILL, NJ

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>2 MILES</th>
<th>3 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>POPULATION</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total population</td>
<td>13,327</td>
<td>46,593</td>
<td>93,730</td>
</tr>
<tr>
<td>Median age</td>
<td>45.1</td>
<td>41.8</td>
<td>41.5</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>42.7</td>
<td>39.8</td>
<td>39.6</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>48.1</td>
<td>43.9</td>
<td>43.6</td>
</tr>
<tr>
<td><strong>HOUSEHOLDS &amp; INCOME</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total households</td>
<td>5,302</td>
<td>18,510</td>
<td>37,329</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.5</td>
<td>2.5</td>
<td>2.5</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$85,448</td>
<td>$81,663</td>
<td>$86,050</td>
</tr>
<tr>
<td>Average house value</td>
<td>$283,740</td>
<td>$272,601</td>
<td>$292,810</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census