

OWNER/OCCUPANT



INVESTMENT OPPORTUNITY

±31,743 SF SITUATED ON 2.5 ACRES

500 GROVE STREET, HADDON HEIGHTS, NJ



Wolf Commercial Real Estate
www.wolfcre.com

MARLTON | NJ | PHILADELPHIA | KING OF PRUSSIA | PA

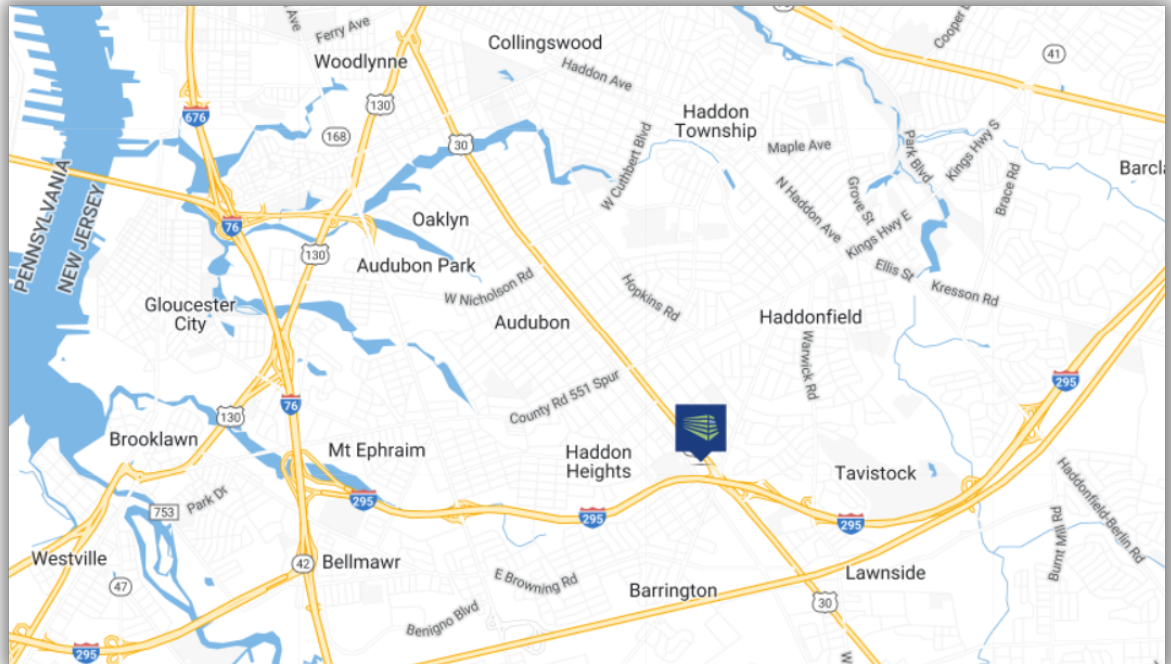


500 Grove Street | Haddon Heights, NJ

- +/- 31,743 SF Total
- Situated on +/- 2.5 acre site
- Gross leases with base year
- Premier Medical/Credited Long-Term Tenants
- \$215,929.78 NOI
- Ideal for medical owner/occupant
- 74% tenant occupied
- Ideal location in Central Camden County
- Directly located on Route 30 with steps to Route 295

Demographics

**Demographic data derived from 2010 US Census*

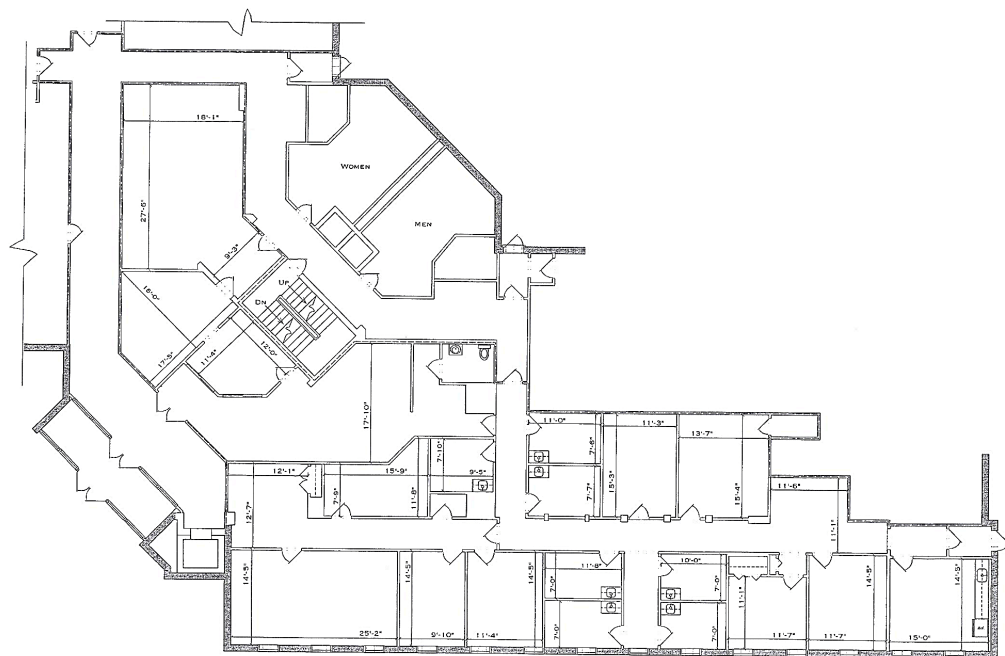


HOUSEHOLDS & INCOME	3 MILES	5 MILES
Total households	48,485	126,342
Average HH income	\$85,678	\$77,472
Average HH value	\$273,710	\$256,936
TOTAL POPULATION	119,932	319,291

FIRST FLOOR



SECOND FLOOR



ADDITIONAL PICTURES





Three Dimensional Physical Therapy that provides various services in physical therapy, sports medicine and muscular rehabilitation. The Group was founded in 2011 and has grown tremendously with now six other facilities in the Southern New Jersey Region. Their team approaches their patients' recovery and wellness by treatment, education and motivation.



Bayada is accredited by Community Health Accreditation Partner for meeting the industry's highest nationally recognized standards of care for patients on hospice and their families. Their beliefs and mission in patient care is what has made them so successful for the past 30 years.



New Jersey American Water was created in 1915 and is the largest water utility supplier in the state of New Jersey. To date NJ American Water services over 2.8 million people in New Jersey with clean, safe, reliable and affordable water and wastewater services.



Labcorp was created in 1995 and has transformed from a local laboratory operating from a hospital to a leading global life sciences company. The company employs over 70,000 people worldwide. In 2020 Labcorp - in excess revenue of \$14 billion - provides diagnostic, drug development and tech-enabled solutions to more than 160 million patients per year.



Premier Dermatology is a comprehensive skin care practice utilizing state-of-the-art technology to improve their patient's appearance. They provide an array of non-invasive treatments for cosmetic dermatology and treats all conditions involving skin, hair and nails. The practice was founded by Grace Chung in 1991 and has been voted as 'Top Doc' numerous times by South Jersey Magazine, Philadelphia Magazine and U.S. News.

Who We Are



Ryan Barikian

Vice President

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Ryan has more than 10 years of real estate, sales and leadership experience in commercial real estate and the title insurance industry. Ryan's main focus is in the office and industrial markets in the Southern and Central New Jersey regions, as well as the Philadelphia and Southeastern PA areas. Ryan's extensive knowledge and expertise in the title and CRE industry has afforded him to make abundant connections and provides him a unique insight in aiding his clients.



Mike Scanzano

Senior Advisor

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Mike has over 10 years of sales experience. The connections Mike has made through his baseball career with the Camden Riversharks and as Co-Owner of Scanzano Combat Sports located in Cherry Hill, has aided in the continuing of Building Successful Relationships within the Southern New Jersey CRE Market. His areas of expertise includes, sales and leasing, landlord and tenant representation, investment, office and healthcare properties.



Jason Wolf

Managing Principal

215 588 8800

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Jason has 27 years of Landlord, Tenant and Corporate representation experience specializing in office, retail, medical, industrial and investment properties in Southern New Jersey and the Philadelphia region. He is the founder of Wolf Commercial Real Estate which was established in 2012 and is now the one of the leading real estate and advisory firms in South Jersey.