



HIGHLY VISIBLE OFFICE PLAZA FOR LEASE

**THREE MONTHS
FREE RENT
(5 YEAR TERM)**



515 GROVE STREET | HADDON HEIGHTS | NJ

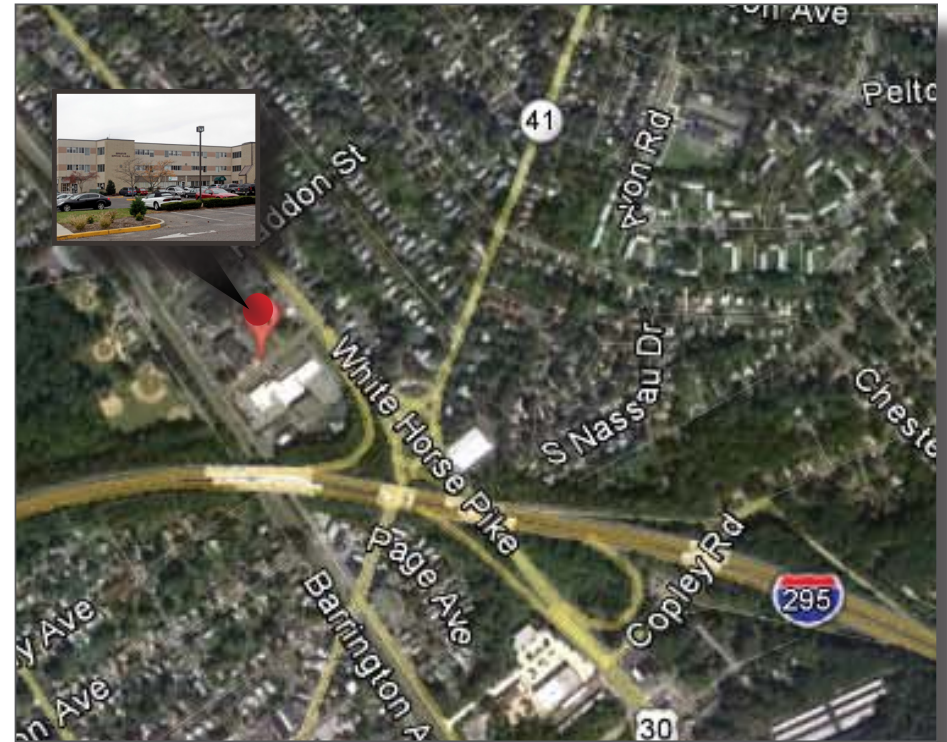
Wolf Commercial Real Estate

follow us:    

www.WolfCRE.com

Property Description

| | |
|---------------------------|--|
| Location | Grove Office Plaza 515 Grove Street Haddon Heights, NJ |
| Size/SF Available | 1st Floor: 2,800 sf 3rd Floor: 1,050 sf 3rd Floor: 4,670 sf |
| Asking Lease Rate | \$15.50/sf gross plus utilities and janitorial service |
| Parking | 4/1000 sf |
| Occupancy | Available for immediate occupancy |
| Signage | Monument/tenant directory at intersection of Route 30 and Grove Street. |
| Area/Property Description | Affordable mid-rise office building with suites available for immediate possession. Located immediately off Exit 29 of I-295 providing convenient North/South access. Public transportation available along Route 30 (White Horse Pike). |
| Traffic Count | 33,170 ADV (White Horse Pike) |
| Population | 118,444 (3 miles) |



DEMOGRAPHIC SUMMARY

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|----------|----------|----------|
| Population | 13,879 | 118,444 | 302,911 |
| Household | 5,513 | 47,867 | 118,392 |
| Median HH Income | \$68,781 | \$61,208 | \$56,479 |
| Avg HH Income | \$90,274 | \$79,958 | \$76,006 |

Contact Us

Jason M. Wolf
Managing Principal
215 588 8800
jason.wolf@wolfcre.com

Ryan Barikian
Vice President
856 383 5355
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.