



FULLY APPROVED VETERINARY CLINIC BUILT TO SUIT CONSTRUCTION



19 WEST CUTHBERT BOULEVARD | COLLINGSWOOD, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location	19 W Cuthbert Blvd Collingswood, NJ 08108
Sale Price	\$300,000
Occupancy	Available for immediate occupancy
Signage	Freestanding pylon sign
Property / Area Description	<ul style="list-style-type: none"> Fully approved veterinary clinic built to suit construction 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

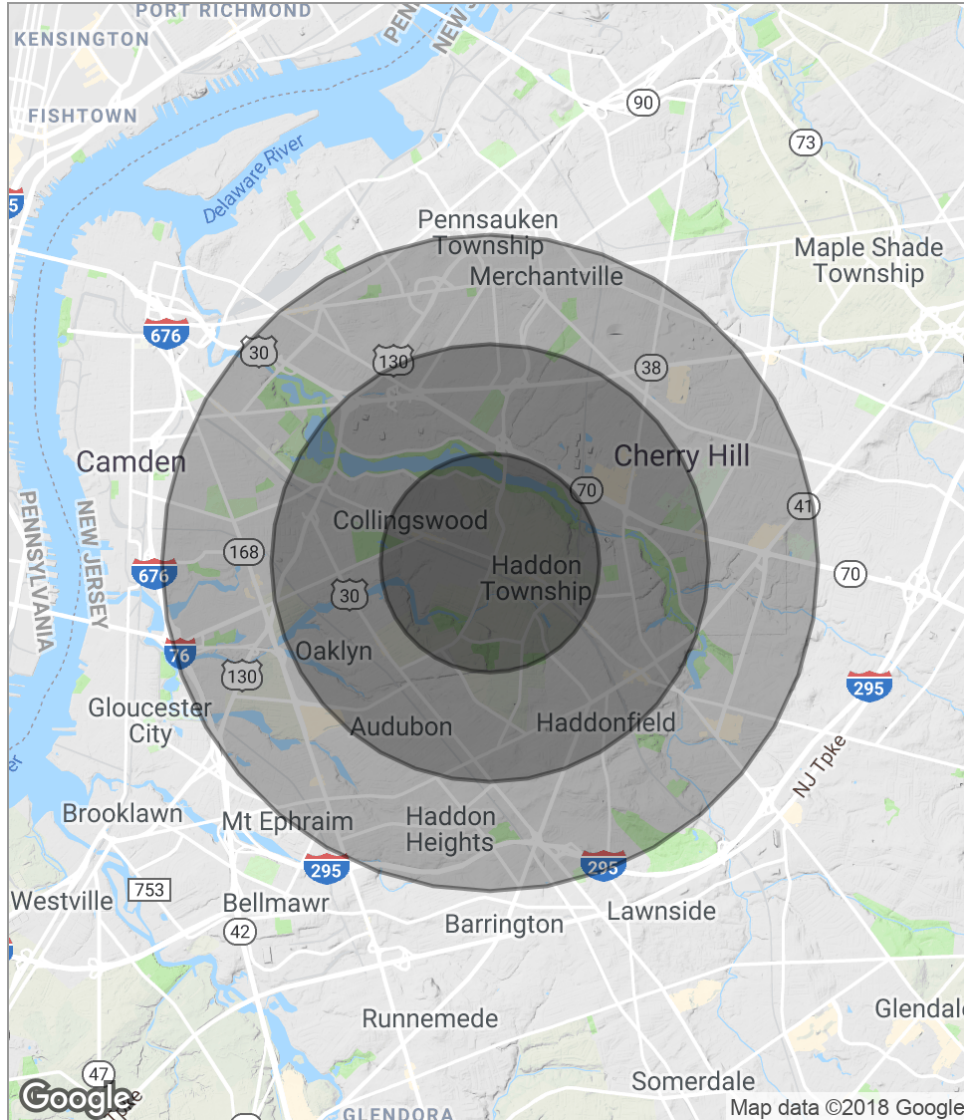
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DEMOGRAPHICS MAP

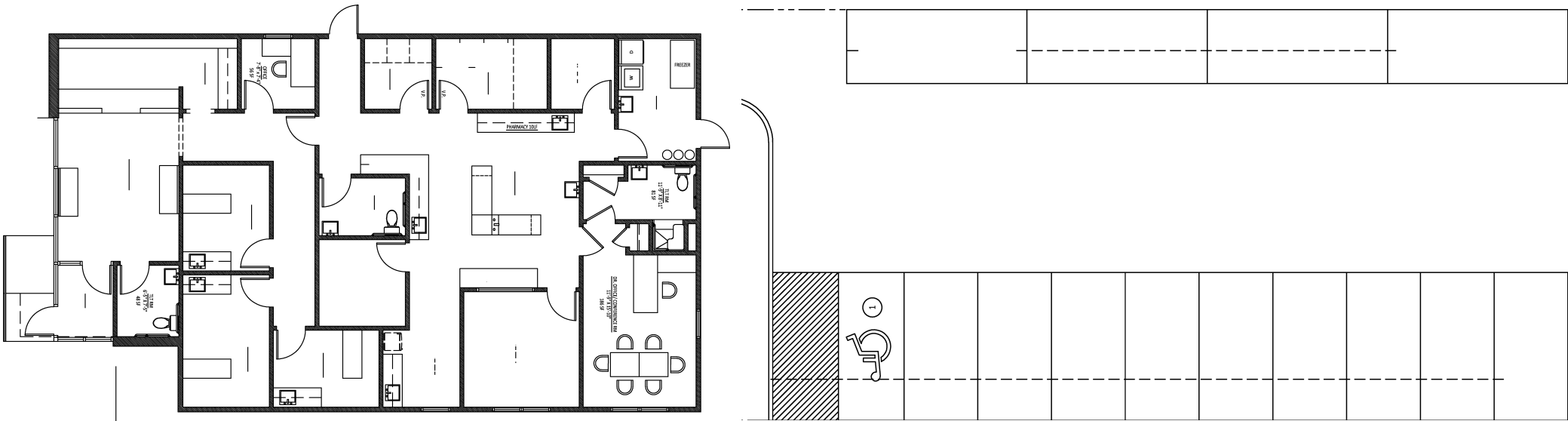


POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,390	60,735	148,578
Median age	40.7	40.8	37.7
Median age (male)	38.0	38.7	35.6
Median age (Female)	43.4	42.7	39.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,039	25,659	58,412
# of persons per HH	2.3	2.4	2.5
Average HH income	\$84,003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

** Demographic data derived from 2010 US Census*

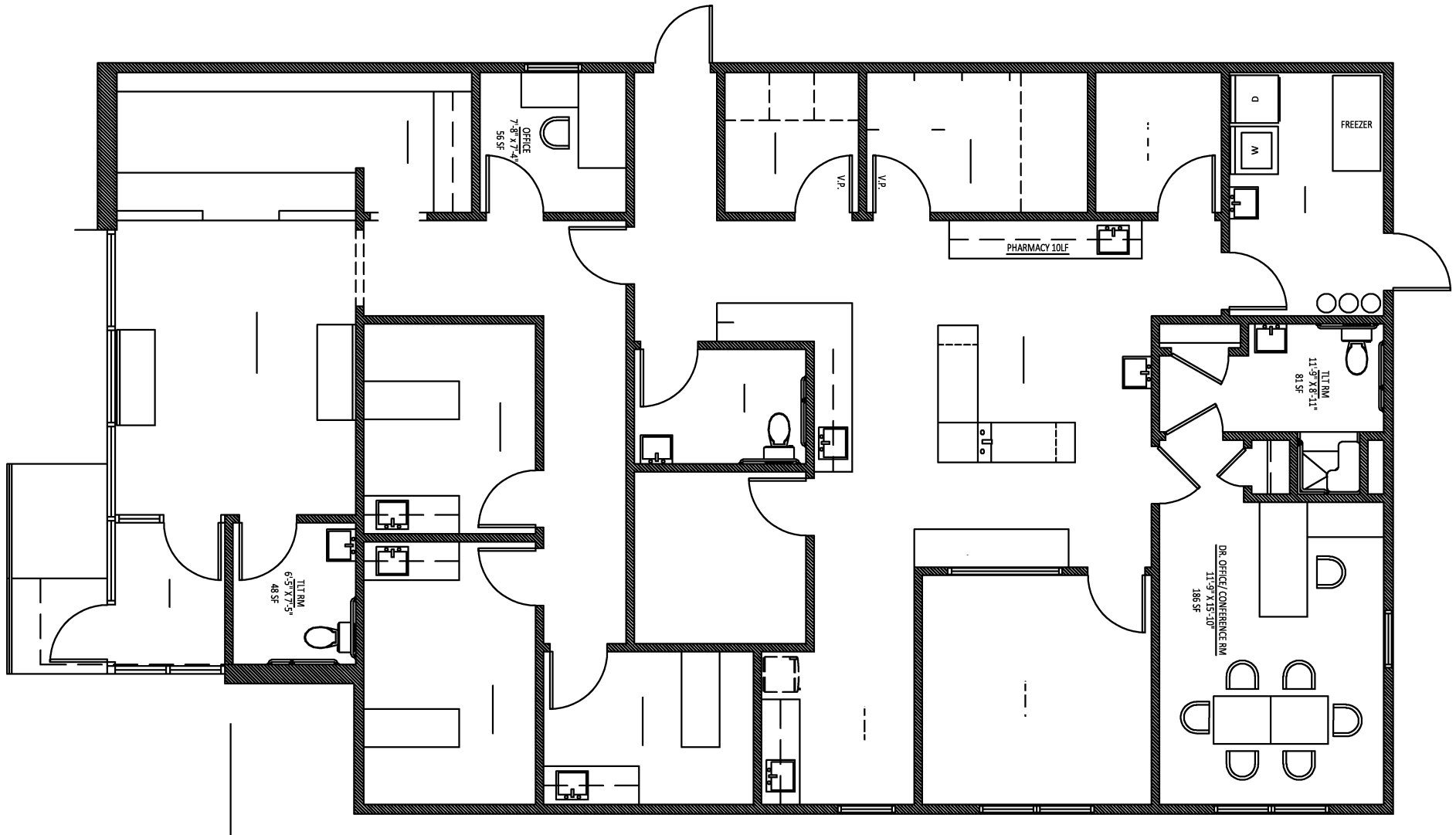
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PROPOSED SITE PLANS



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