



VOORHEES FLEX PROPERTY AVAILABLE FOR SALE OR LEASE



1202 HADDONFIELD BERLIN ROAD | VOORHEES, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

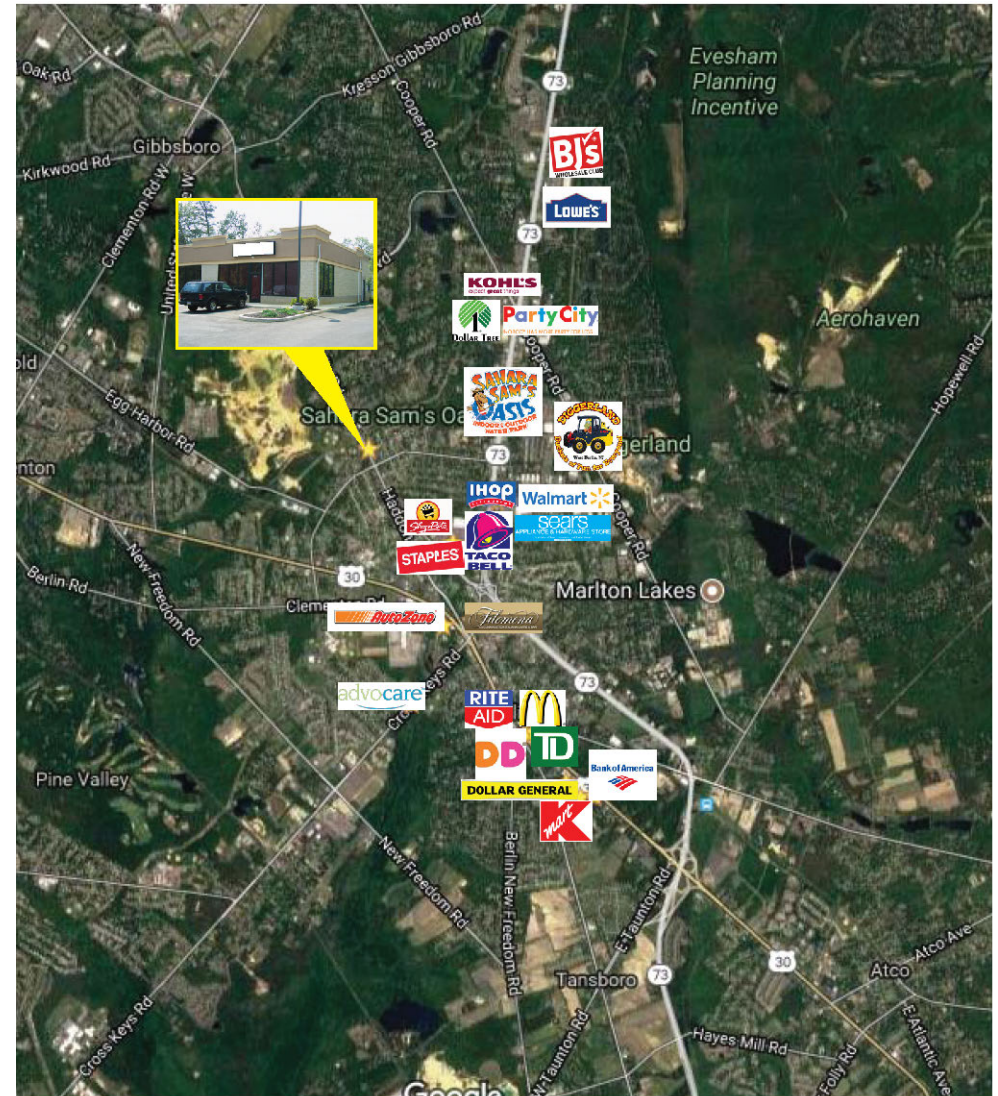


PROPERTY DESCRIPTION

Location	1202 Haddonfield Berlin Road Voorhees, NJ 08043
Size / SF Available	<ul style="list-style-type: none"> • 1,900 SF Flex (approximately 1,600 SF warehouse & 300 SF office) • 3,800 SF (3,100 Warehouse & 700 SF office)
Lease Price	\$7.50/SF NNN
Sale Price	\$990,000
Signage	Freestanding Pylon Signage on Route 561
Property / Area Description	<ul style="list-style-type: none"> • Abundant Parking • Highly visible property on busy Haddonfield Berlin Road (Route 561) • Join multiple long-standing tenants in established building • 2 garage bays measuring 12' in height • Office space consists of 3 private offices and a conference room • Close proximity to Routes 73, I-295 & 30

Contact Us

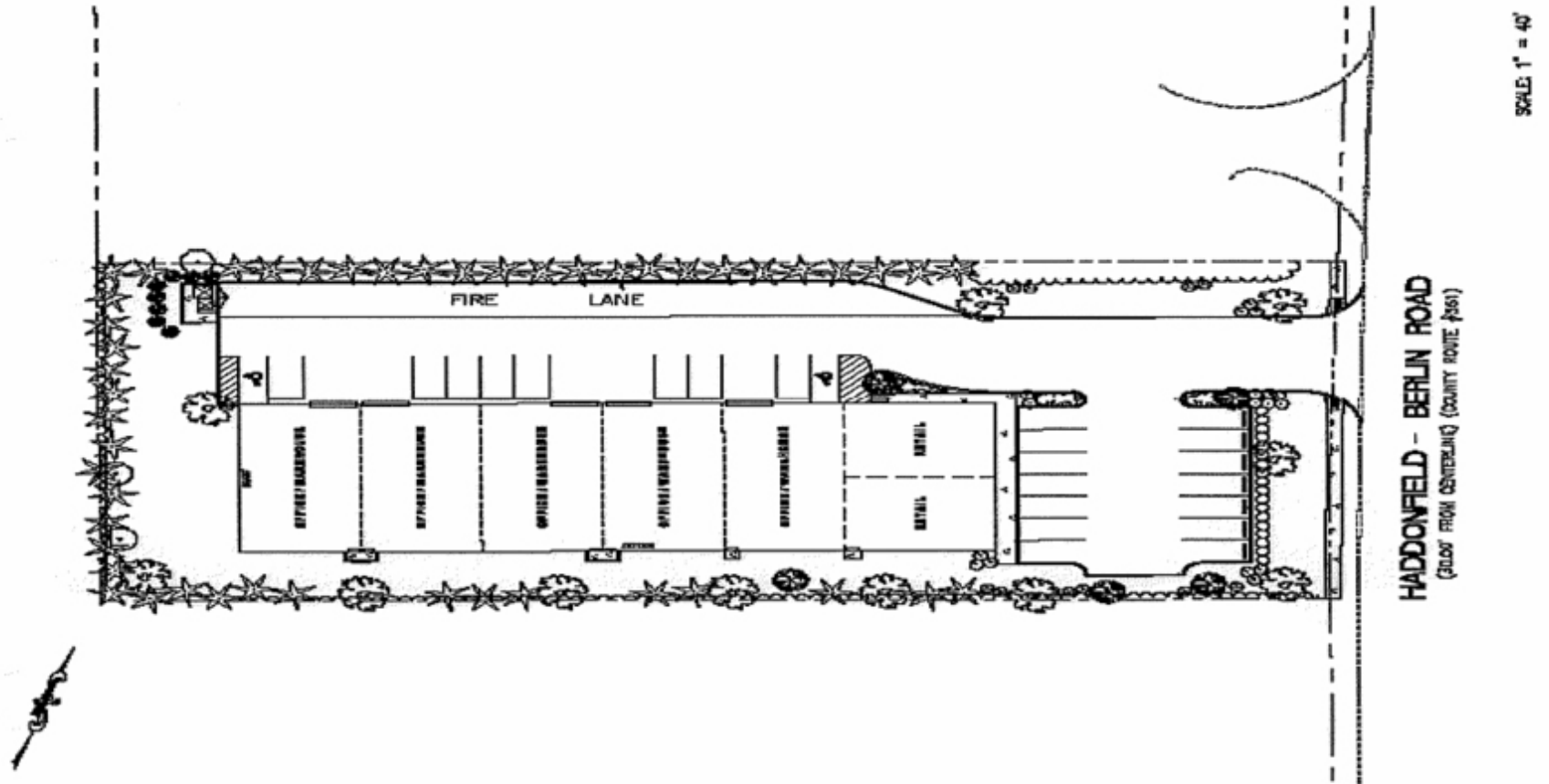
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SITE PLANS



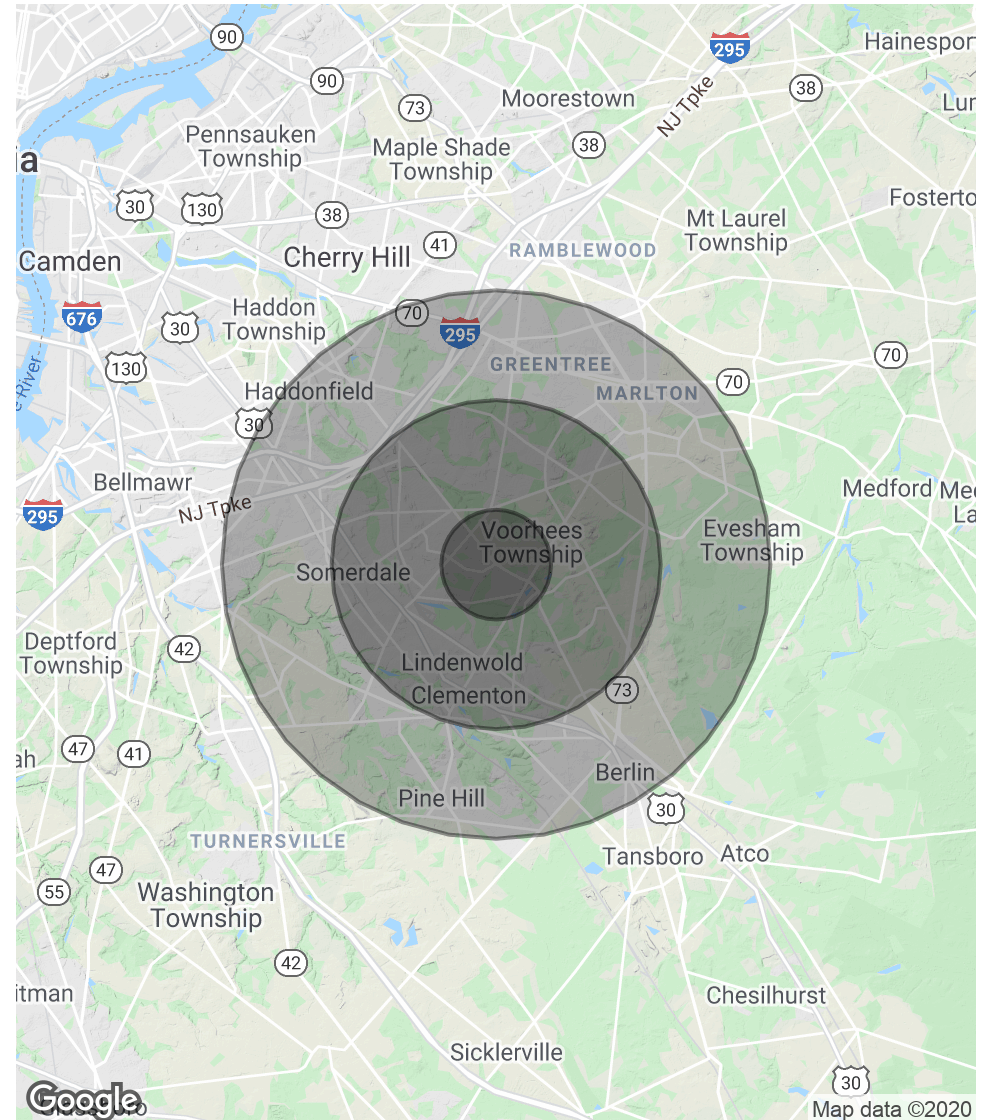
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,033	79,762	208,842
Average age	45.4	40.0	40.0
Average age (Male)	44.1	38.8	38.8
Average age (Female)	45.7	41.1	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,887	30,776	79,273
# of persons per HH	2.7	2.6	2.6
Average HH income	\$118,123	\$97,326	\$94,477
Average house value	\$494,158	\$338,249	\$320,088

** Demographic data derived from 2010 US Census*



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