WCRE
WOLF COMMERCIAL REAL ESTATE

HIGHLY VISIBLE CHERRY HILL PROPERTY AVAILABLE FOR SALE

2 KRESSON ROAD & 21 KRESSON ROAD I CHERRY HILL, NJ

CORFAC International

Wolf Commercial Real Estate

www.WolfCRE.com

2 KRESSON ROAD & 21 KRESSON ROAD I CHERRY HILL, NJ

PROPERTY DETAILS & HIGHLIGHTS

Property Address:	2 Kresson Road & 21 Kresson Rd, Cherry Hill, NJ 08034
Property Type:	Retail
Space Available:	2 Kresson Road: +/-5,200 SF free standing building situated on +/-.39 acres. Includes Warehouse/Storage Area 21 Kresson Road: +/-.46 Acre Parking Lot
Sale Price:	$745,000
Signage:	Storefront facade signage

PROPERTY OVERVIEW

- +/-5,200 SF free standing building situated on +/-.39 acres
- Also includes parking lot across street at 21 Kresson Road situated on +/-.46 acres
- Property offers storefront facade signage
- Available for immediate occupancy
- Well maintained property
- Abundant parking, highly visible signage, and within close proximity to many high-traffic retailers
- Locatedin a high demographic area of Cherry Hill Township
- Within close proximity to Haddonfield and Cherry Hill business districts, I-295 & Route 70
- Many amenities within the immediate area

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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.

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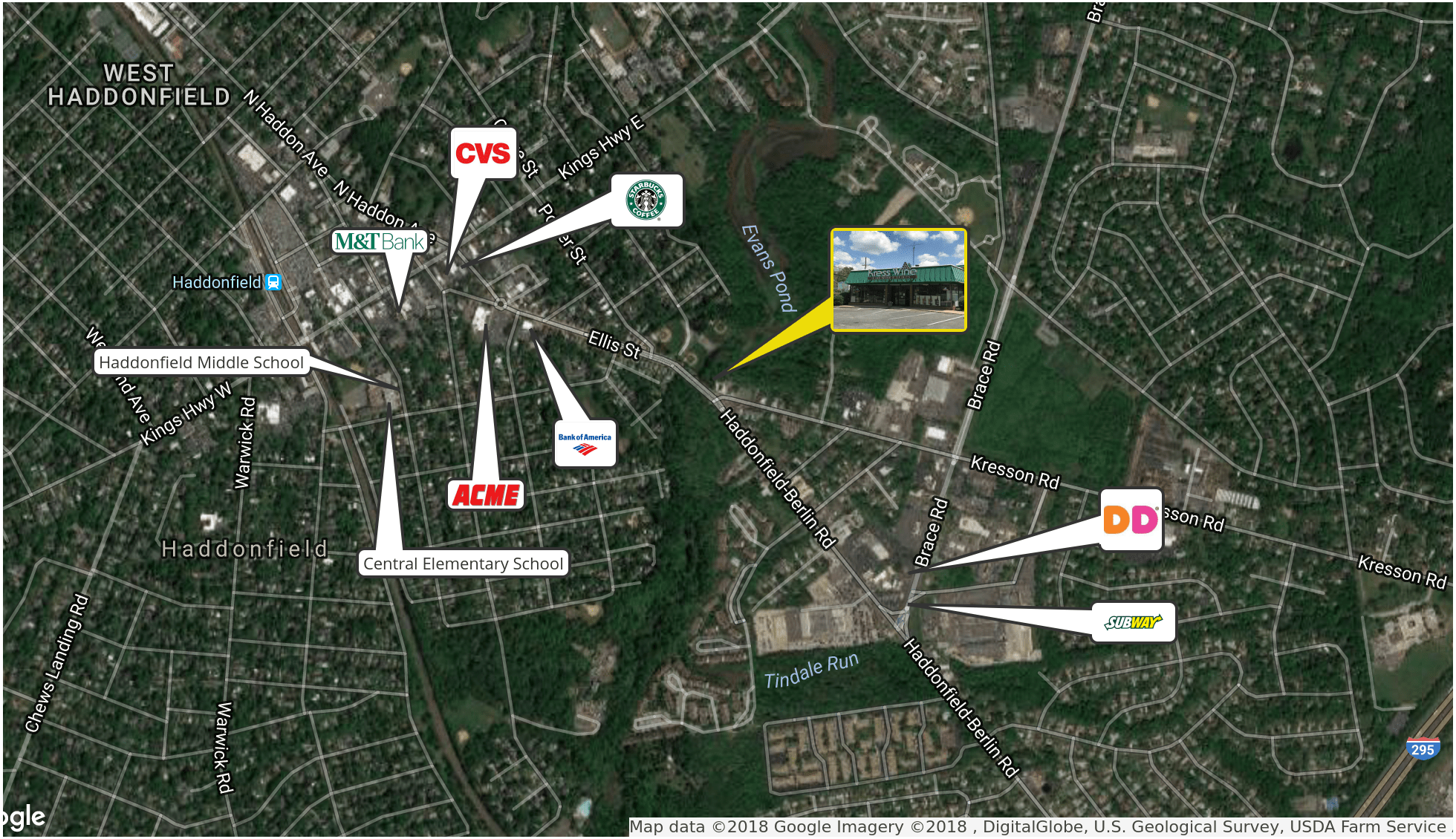
RETAILER MAP



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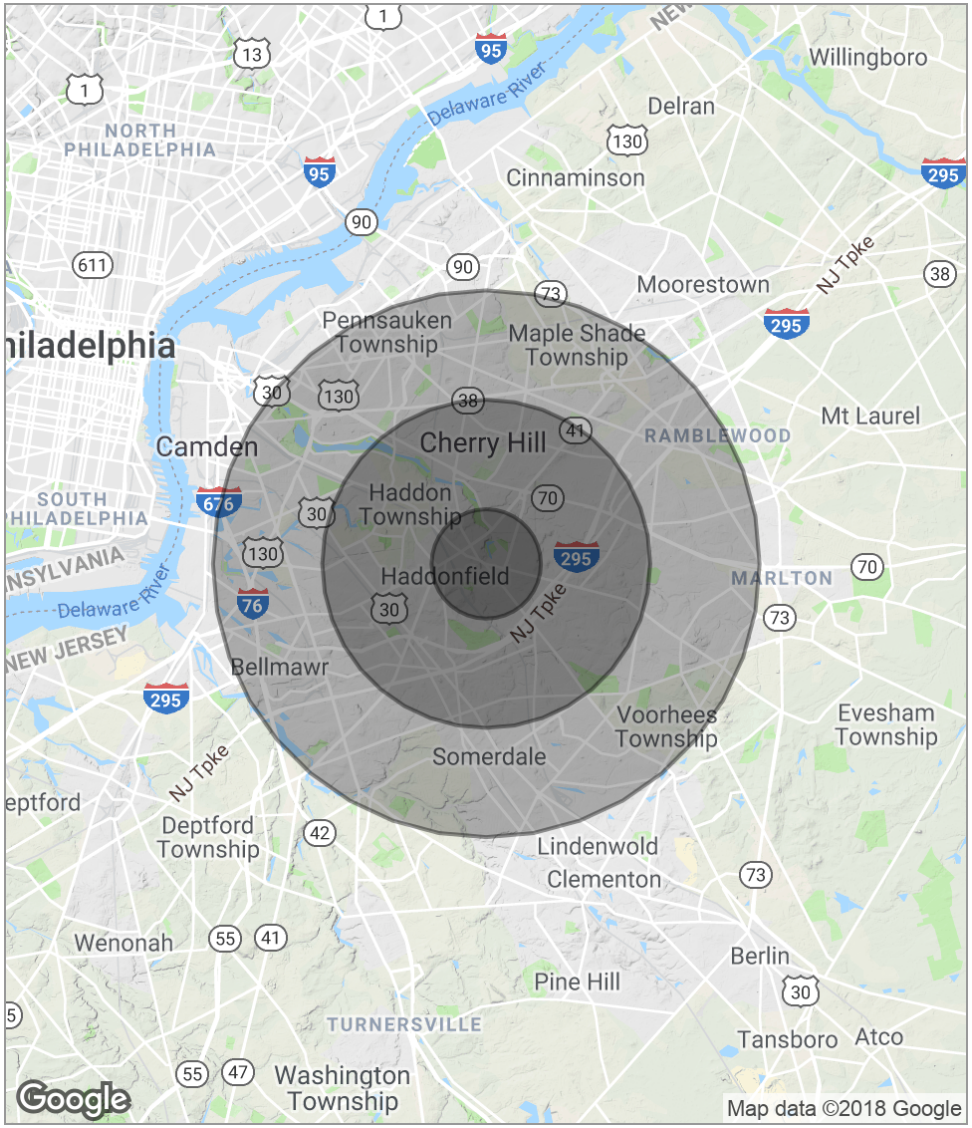
DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,631	100,872	303,318
Median age	41.7	41.8	40.5
Median age (male)	40.8	40.4	38.9
Median age (Female)	42.9	43.2	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,039	39,722	120,781
# of persons per HH	2.6	2.5	2.5
Average HH income	$111,922	$97,767	$86,350
Average house value	$355,390	$303,898	$268,708

** Demographic data derived from 2010 US Census*

ADDRESS	AVG. DAILY VOLUME	MILES FROM SUBJECT PROP.
Potter St & Kresson Rd	23,238	0.08
Berlin Rd & Williard Ave	17,077	0.16

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