HIGHLY VISIBLE WESTMONT PROPERTY FOR SALE

206-208 HADDON AVENUE | WESTMONT, NJ

Wolf Commercial Real Estate
www.WolfCRE.com
206-208 HADDON AVENUE | WESTMONT, NJ

Property Address: 206-208 Haddon Avenue, Haddon Township, NJ 08108
Available SF: 2 lots and 1 existing +/- 6,200 SF building
Sale Price: $775,000
Parking: Parking for 25 vehicles and additional off-street parking
Signage: Building and pylon signage available

PROPERTY OVERVIEW
2 prime lots for sale, 6,200 SF building on busy Haddon Avenue in Westmont, NJ.

LOCATION OVERVIEW
Premier location available for sale
Highly visible building on highly traveled Haddon Avenue
Directly across the street from the new Haddon Towne Center
Walking distance to Westmont PATCO station
Full basement - the entire length of building with walkout loading dock
Two (2) restrooms - one (1) on each floor
Multiple opportunities possible for retail, restaurant or redevelopment
Close proximity to Philadelphia, Routes 38, 70 & 130 and 15 minutes from Philadelphia via The Ben Franklin Bridge
Centrally located around award-winning restaurants as well as retail shopping on Haddon Avenue and Kings Highway

Ryan Barikian
Senior Associate
856.857.6307
ryan.barikian@wolfcre.com

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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### DEMOGRAPHICS MAP

#### POPULATION

<table>
<thead>
<tr>
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<th>1 MILE</th>
<th>2 MILES</th>
<th>3 MILES</th>
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</thead>
<tbody>
<tr>
<td>Total population</td>
<td>21,059</td>
<td>93,012</td>
<td>184,414</td>
</tr>
<tr>
<td>Median age</td>
<td>35.3</td>
<td>32.8</td>
<td>33.3</td>
</tr>
<tr>
<td>Median age (male)</td>
<td>32.6</td>
<td>30.5</td>
<td>31.3</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>37.3</td>
<td>35.1</td>
<td>35.1</td>
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</tbody>
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#### HOUSEHOLDS & INCOME

<table>
<thead>
<tr>
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<th>1 MILE</th>
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<tbody>
<tr>
<td>Total households</td>
<td>8,742</td>
<td>35,339</td>
<td>67,515</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.4</td>
<td>2.6</td>
<td>2.7</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$61,738</td>
<td>$56,604</td>
<td>$58,466</td>
</tr>
<tr>
<td>Average house value</td>
<td>$224,709</td>
<td>$210,709</td>
<td>$219,184</td>
</tr>
</tbody>
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*Demographic data derived from 2010 US Census*