



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

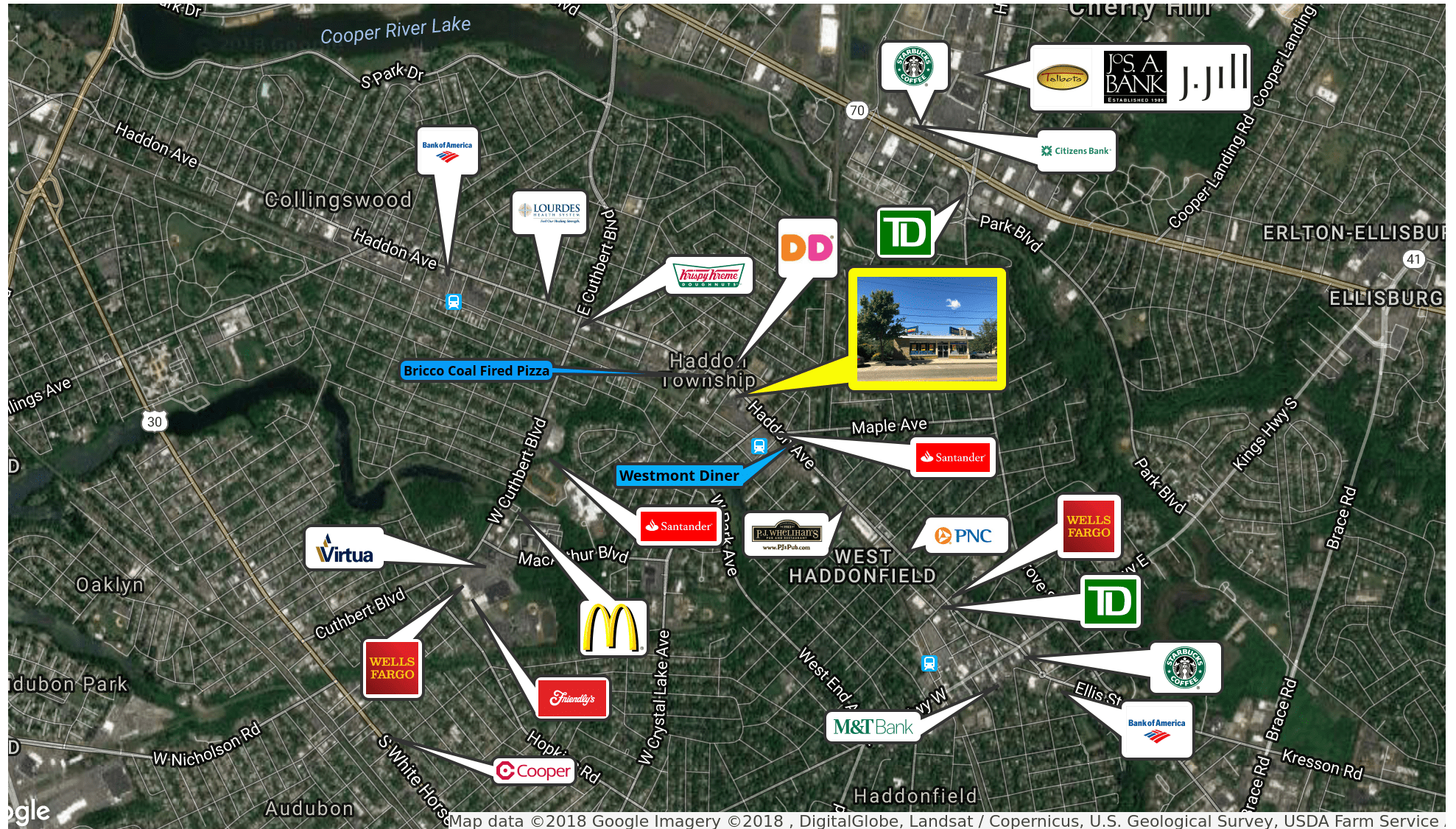
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RETAILER MAP



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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	21,059	93,012	184,414
Median age	35.3	32.8	33.3
Median age (male)	32.6	30.5	31.3
Median age (Female)	37.3	35.1	35.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,742	35,339	67,515
# of persons per HH	2.4	2.6	2.7
Average HH income	\$61,738	\$56,604	\$58,466
Average house value	\$224,709	\$210,709	\$219,184

** Demographic data derived from 2010 US Census*

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