HIGHLY VISIBLE FREESTANDING COMMERCIAL PROPERTY AVAILABLE FOR SALE

38 HADDONFIELD ROAD  |  CHERRY HILL, NJ

Wolf Commercial Real Estate
www.WolfCRE.com
**Property Description**

**Location**
38 Haddonfield Road
Cherry Hill, NJ 08002

**Size / SF Available**
2,500 SF

**Sale Price**
$229,000

**Occupancy**
Available for immediate occupancy

**Property / Area Description**
- Situated on +/- .23 acres
- +/- 2,500 SF office building on highly traveled Haddonfield Road
- Pylon signage along Route 38
- Less than 1 mile from Cherry Hill Mall
- Ideal location set-up for a professional business (law firm, accountant, financial planner, etc.)
- Newer HVAC and roof
- 10 parking spaces
- Convenient access to Routes 38, 70, 130 and all bridges to Philly

**Contact Us**
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<table>
<thead>
<tr>
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<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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<tbody>
<tr>
<td><strong>POPULATION</strong></td>
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<tr>
<td>Total population</td>
<td>9,321</td>
<td>100,066</td>
<td>282,041</td>
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<tr>
<td>Median age</td>
<td>39.8</td>
<td>39.6</td>
<td>38.8</td>
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<tr>
<td>Median age (male)</td>
<td>38.2</td>
<td>37.5</td>
<td>37.0</td>
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<tr>
<td>Median age (Female)</td>
<td>42.0</td>
<td>41.6</td>
<td>40.5</td>
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<tr>
<td><strong>HOUSEHOLDS &amp; INCOME</strong></td>
<td></td>
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<tr>
<td>Total households</td>
<td>3,513</td>
<td>38,138</td>
<td>107,831</td>
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<tr>
<td># of persons per HH</td>
<td>2.7</td>
<td>2.6</td>
<td>2.6</td>
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<tr>
<td>Average HH income</td>
<td>$79,953</td>
<td>$78,287</td>
<td>$79,060</td>
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<tr>
<td>Average house value</td>
<td>$240,492</td>
<td>$249,252</td>
<td>$262,831</td>
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* Demographic data derived from 2010 US Census