



PREMIER PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE OR LEASE



250 HADDONFIELD BERLIN ROAD | GIBBSBORO, NJ

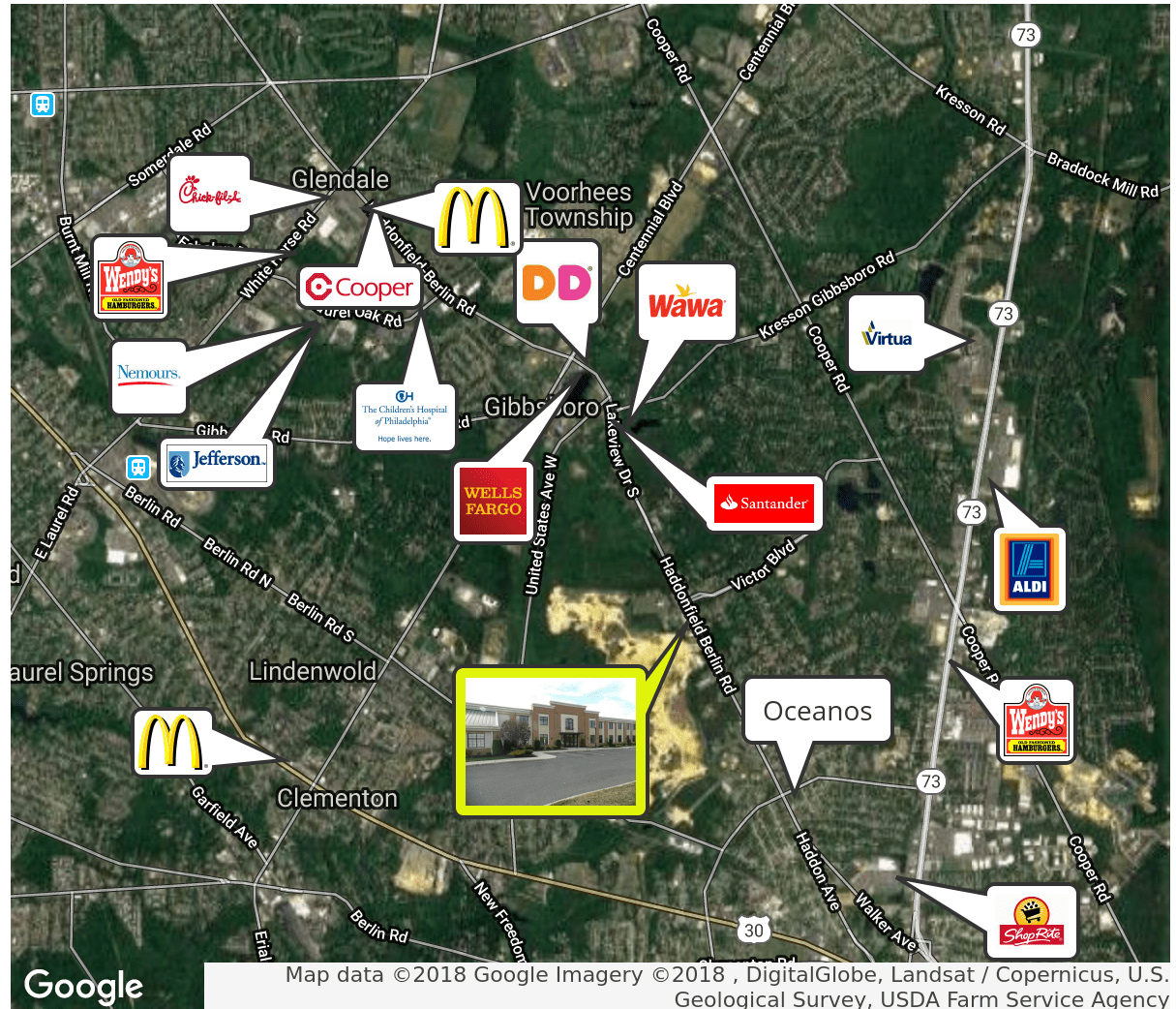


Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location	250 Haddonfield Berlin Road Gibbsboro, NJ 08043
Size / SF Available	38,000 SF
Lease Price	\$14.00/SF (NNN)
Sale Price	\$2,300,000
Signage	Building and monument tenant signage
Property / Area Description	<ul style="list-style-type: none"> • +/- 38,000 SF professional office building located on highly traveled business corridor of Route 561 (Haddonfield-Berlin Road) • Ideal location for company headquarters • Over 198 parking spaces available • Convenient access to Route 70, 73 and 295 • 25 foot ceiling height in most of the building



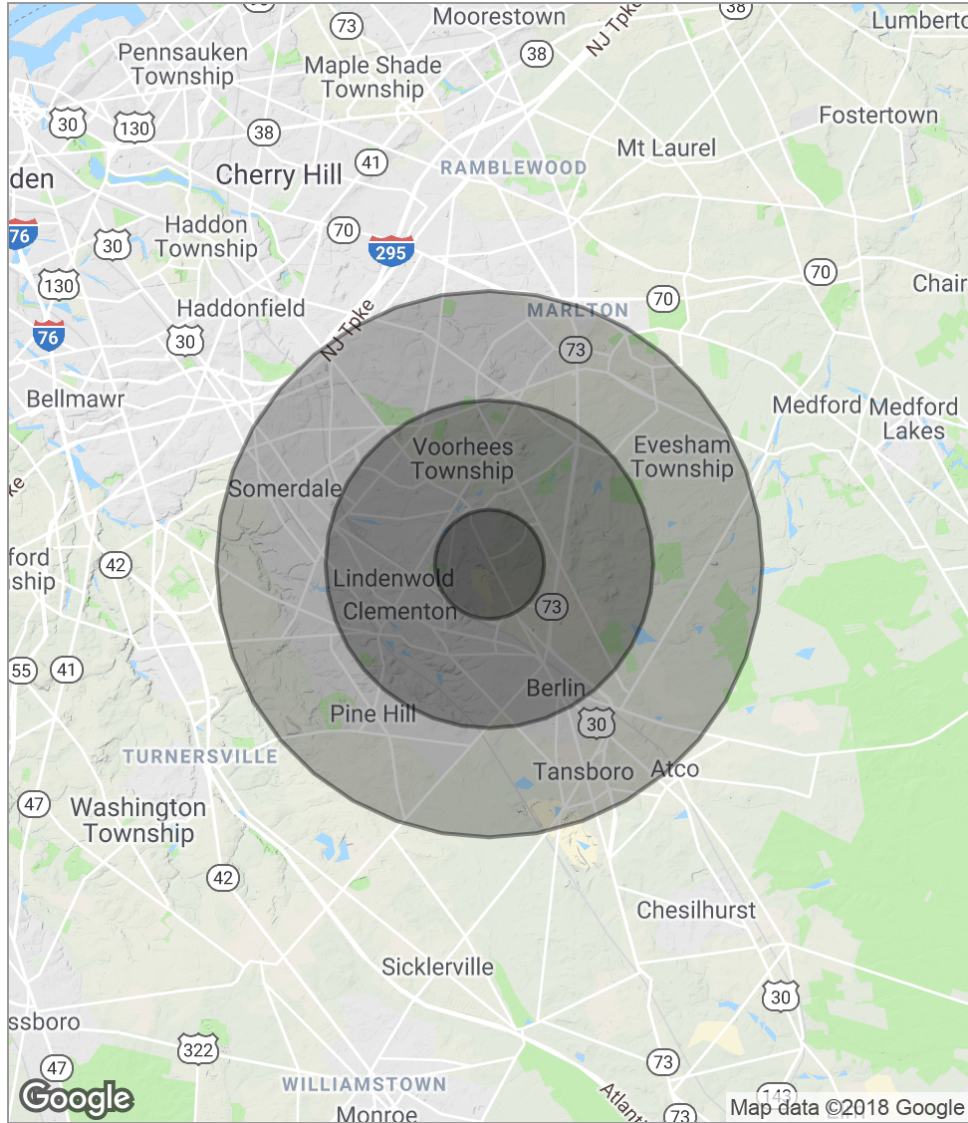
Contact Us

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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,672	58,593	170,744
Median age	38.5	39.6	39.5
Median age (male)	38.8	38.3	38.0
Median age (Female)	38.2	40.4	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,925	21,131	64,690
# of persons per HH	2.9	2.8	2.6
Average HH income	\$96,472	\$96,486	\$92,395
Average house value	\$423,978	\$397,390	\$323,832

** Demographic data derived from 2010 US Census*

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