



OFFICE BUILDING AVAILABLE FOR SALE OR LEASE



555 BLACKWOOD CLEMENTON ROAD | CLEMENTON, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

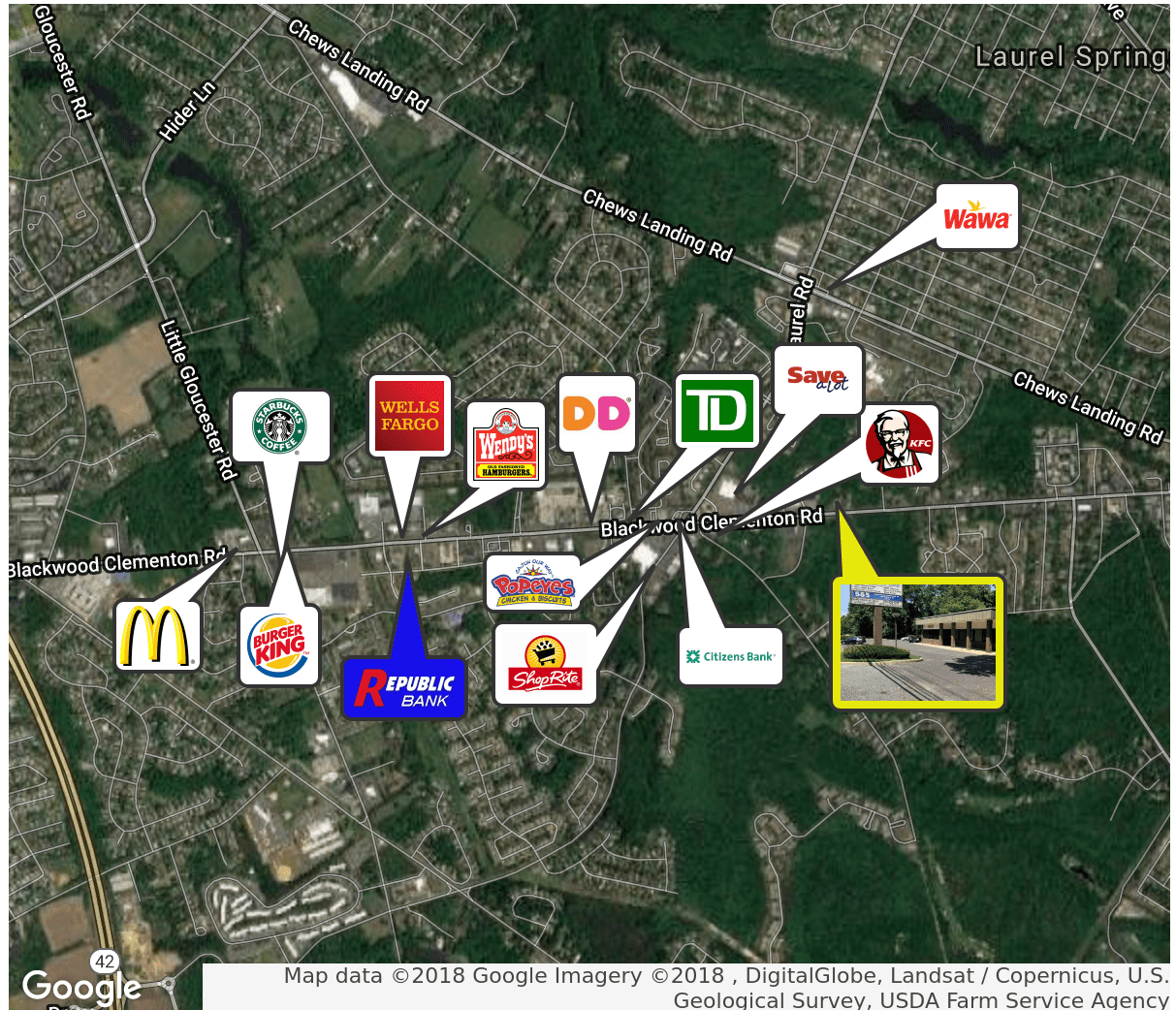


PROPERTY DESCRIPTION

- Location** 555 Blackwood Clementon Road
Clementon, NJ 08021
- Size / SF Available** 2,300 SF
- Lease Price** \$14.00/SF (Gross plus utilities & janitorial)
- Sale Price** \$405,000
- Signage** Pylon sign
- Property / Area Description**
- +/- 2300 SF building situated on +/- 1.61 acres
 - Single story office building situated on highly traveled Blackwood Clementon Road
 - Ideal location for a professional business user (Law Firm, Accountant, Financial Planner, etc.)
 - Convenient access to Routes 42, 676 and all bridges to Philadelphia 15+ parking spaces
 - Owner open to lease-purchase opportunities

Contact Us

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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,224	88,632	217,652
Median age	35.3	36.5	37.5
Median age (male)	33.9	35.3	36.1
Median age (Female)	35.9	37.4	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,241	34,751	82,468
# of persons per HH	2.3	2.6	2.6
Average HH income	\$58,581	\$69,405	\$76,851
Average house value	\$191,610	\$217,078	\$247,522

* Demographic data derived from 2010 US Census

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