



PREMIER CAMDEN PROPERTY AVAILABLE FOR SALE OR LEASE



415 NORTH 9TH STREET | CAMDEN, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location 415 North 9th Street
Camden, NJ 08102

Size / SF Available 60,000 SF on 2.64 acres

Sale/Lease Price Call for more information

- Property / Area Description**
- Campus opportunity available for sale or lease
 - Located on 2.64 acres
 - Property consists of:
 - 7,500 SF gymnasium with full-sized basketball court
 - Two (2) story buildings consisting of approximately 13,500 SF/Floor
 - 50 classrooms, 2 large cafeterias, handicap accessible buildings with elevators, restrooms, outdoor play area & drop off zone
 - Built in 2014
 - 80 parking spaces
 - Located within Redevelopment District
 - Located off of Admiral Wilson Boulevard
 - Close proximity to Philadelphia and New Jersey suburbs. Last exit in New Jersey before the Benjamin Franklin Bridge with close proximity to public transportation and the PATCO speed line

Contact Us

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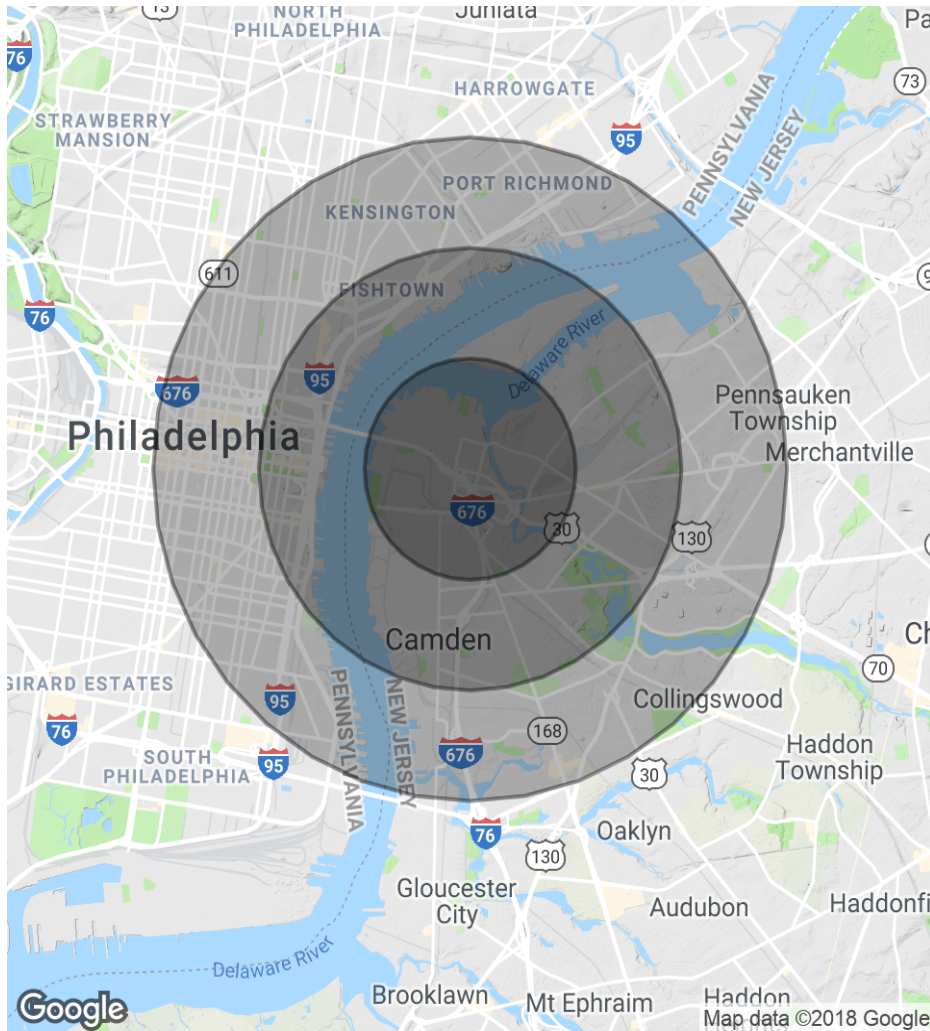
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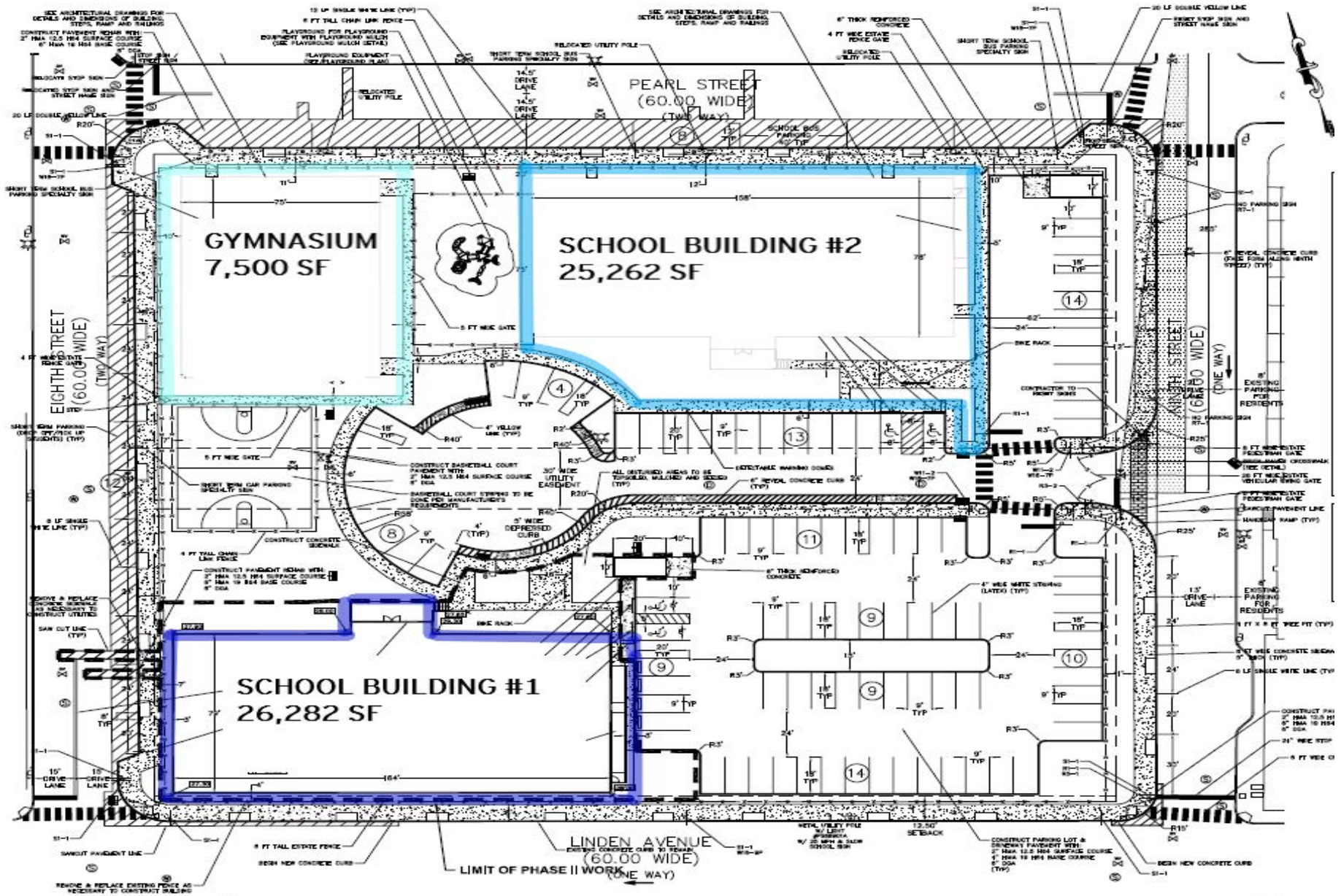
DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,843	69,198	223,692
Median age	29.2	29.9	31.6
Median age (male)	26.5	27.9	30.0
Median age (Female)	31.4	31.5	32.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,357	24,102	85,972
# of persons per HH	3.3	2.9	2.6
Average HH income	\$33,355	\$45,073	\$57,363
Average house value	\$135,571	\$208,582	\$282,640

** Demographic data derived from 2010 US Census*

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ADDITIONAL PICTURES



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