



PREMIER CAMDEN PROPERTY AVAILABLE FOR SALE OR LEASE



415 NORTH 9TH STREET | CAMDEN, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://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

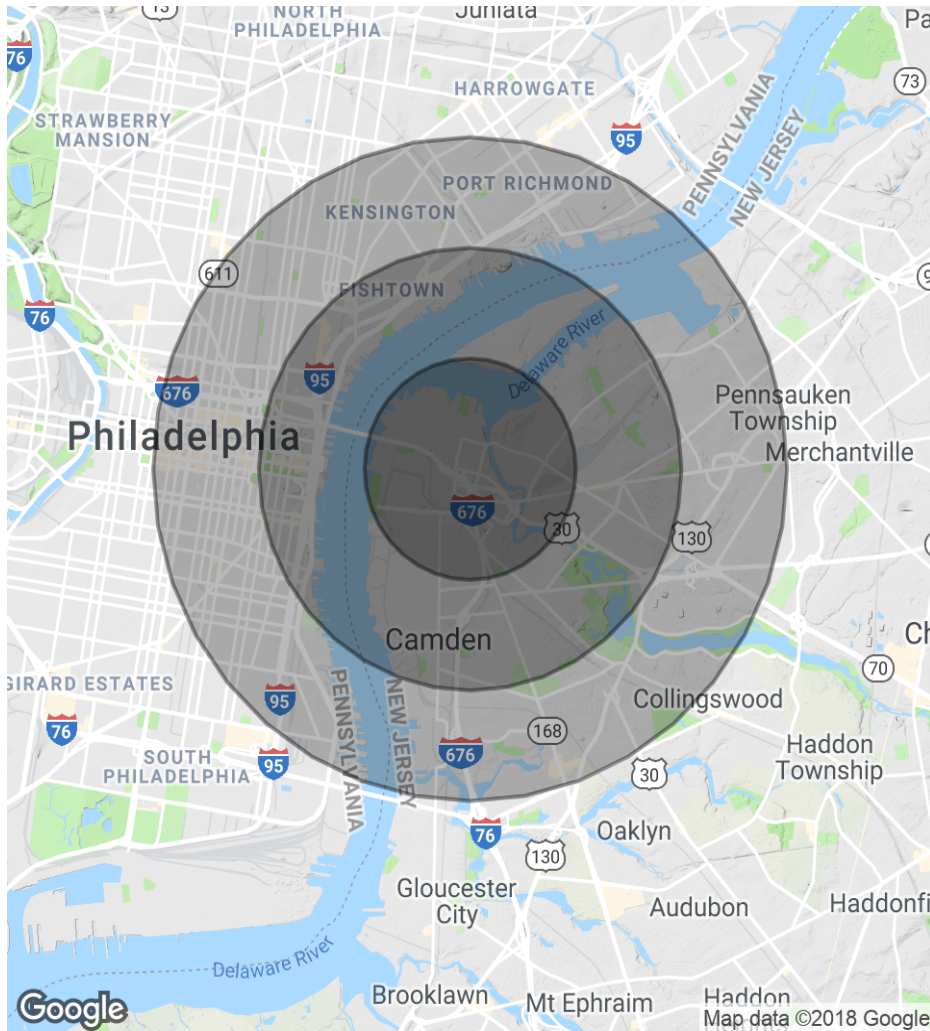
Bethany Brown  
Vice President  
267.226.6602  
bethany.brown@wolfcre.com



follow us:    

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

## DEMOGRAPHICS MAP

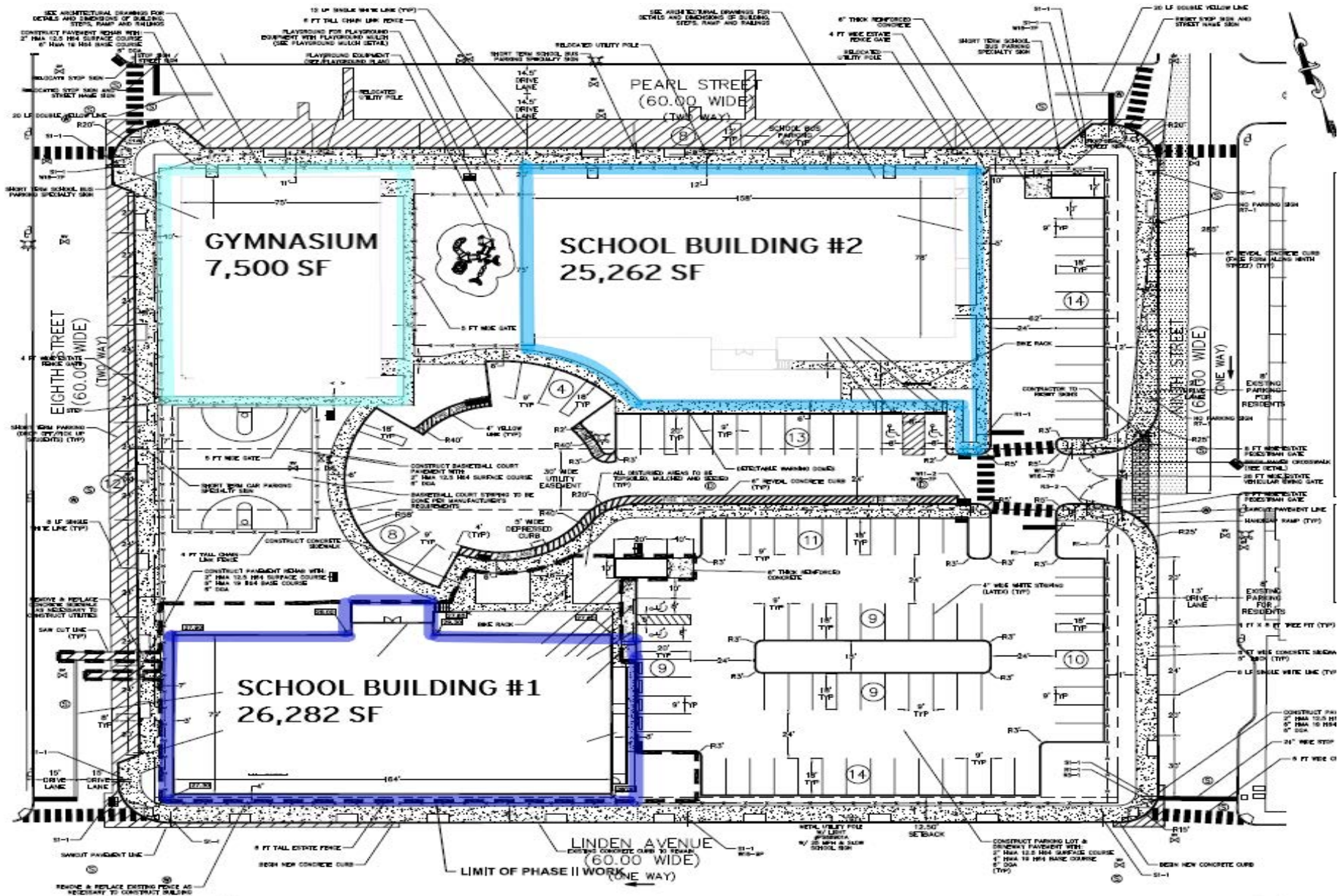


POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,843	69,198	223,692
Median age	29.2	29.9	31.6
Median age (male)	26.5	27.9	30.0
Median age (Female)	31.4	31.5	32.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,357	24,102	85,972
# of persons per HH	3.3	2.9	2.6
Average HH income	\$33,355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

*\* Demographic data derived from 2010 US Census*

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.





The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



ADDITIONAL PICTURES



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.