



UNIQUE PENNSAUKEN INDUSTRIAL/FLEX BUILDING AVAILABLE FOR SALE/LEASE



3501 HADDONFIELD ROAD | PENNSAUKEN, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



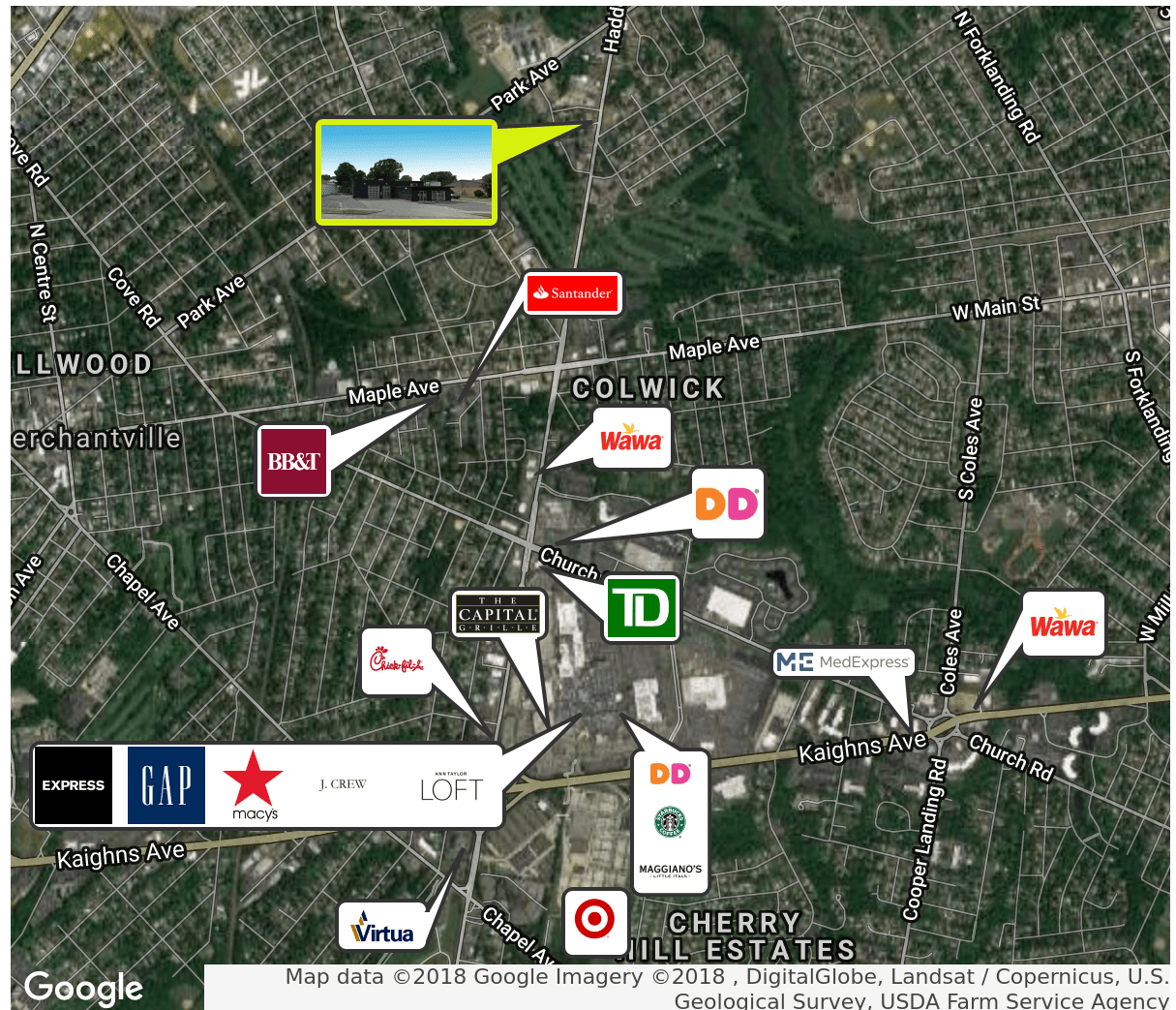
PROPERTY DESCRIPTION

Location	3501 Haddonfield Road Pennsauken, NJ 08109
Size / SF Available	5,800 SF
Lease Price	\$12.00/SF NNN
Sale Price	\$550,000
Occupancy	Available for immediate occupancy
Signage	Monument/Pylon signage along Haddonfield Road
Property / Area Description	<ul style="list-style-type: none"> • 5,800 SF Industrial/Flex Building with 2 back offices, and kitchen area • Located on the corner of Haddonfield Road & Marion Avenue • 16 Foot ceilings and one garage bay • Situated on .30 Acres • Minutes from Routes 38, 70, 73, I-295 and within minutes of the Betsy Ross and Tacony Palmyra Bridges • Ideal for a variety of uses including showroom and storage

Contact Us

April Loomis
Senior Associate
856.857.6308
april.loomis@wolfcre.com

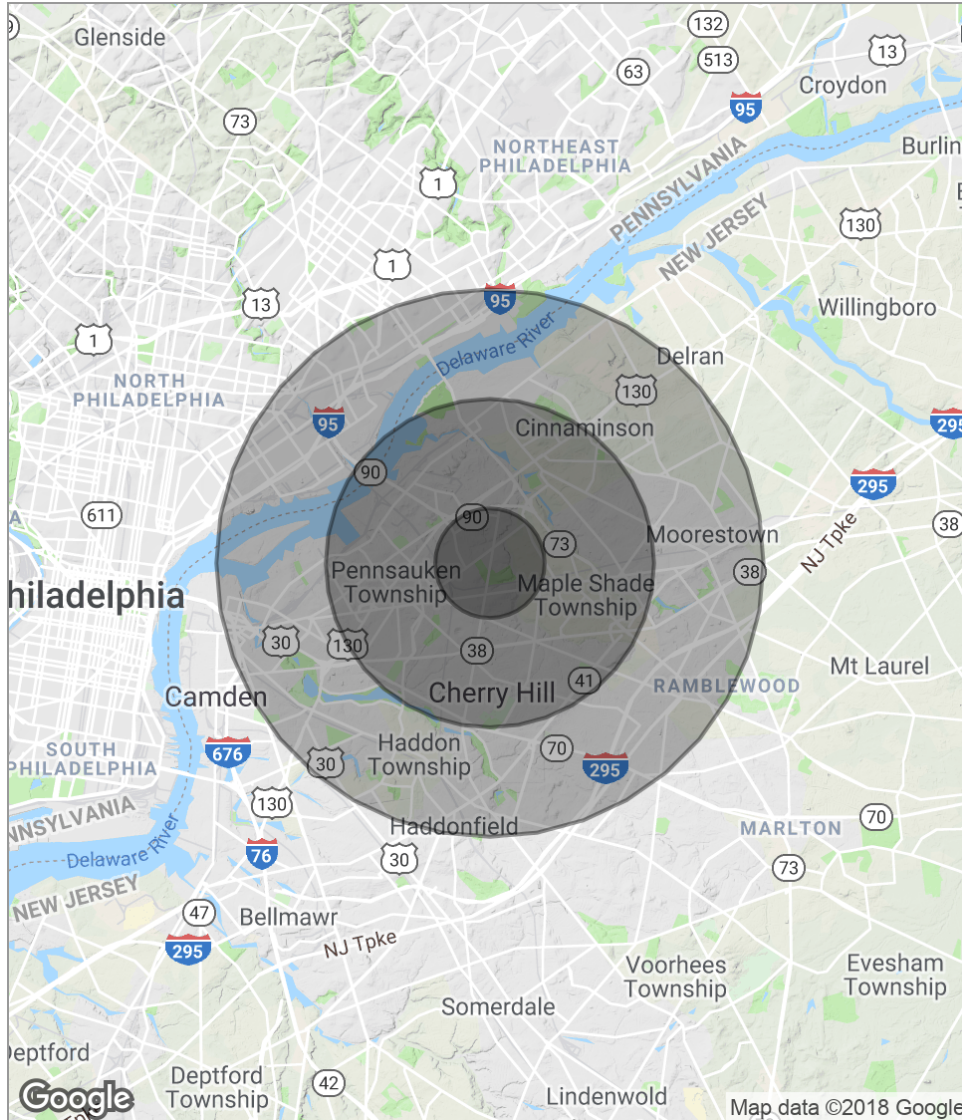
Ryan Barikian
Senior Associate
856.857.6307
ryan.barikian@wolfcre.com



Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service Agency

follow us:    

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,486	89,407	299,007
Median age	41.1	40.2	38.0
Median age (male)	40.2	38.4	36.3
Median age (Female)	42.0	41.8	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,955	34,062	112,042
# of persons per HH	2.7	2.6	2.7
Average HH income	\$78,851	\$77,850	\$73,696
Average house value	\$228,960	\$246,011	\$248,967

** 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.