



PROFESSIONAL MOORESTOWN OFFICE PROPERTY AVAILABLE FOR SALE



136 WEST ROUTE 38 | MOORESTOWN, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

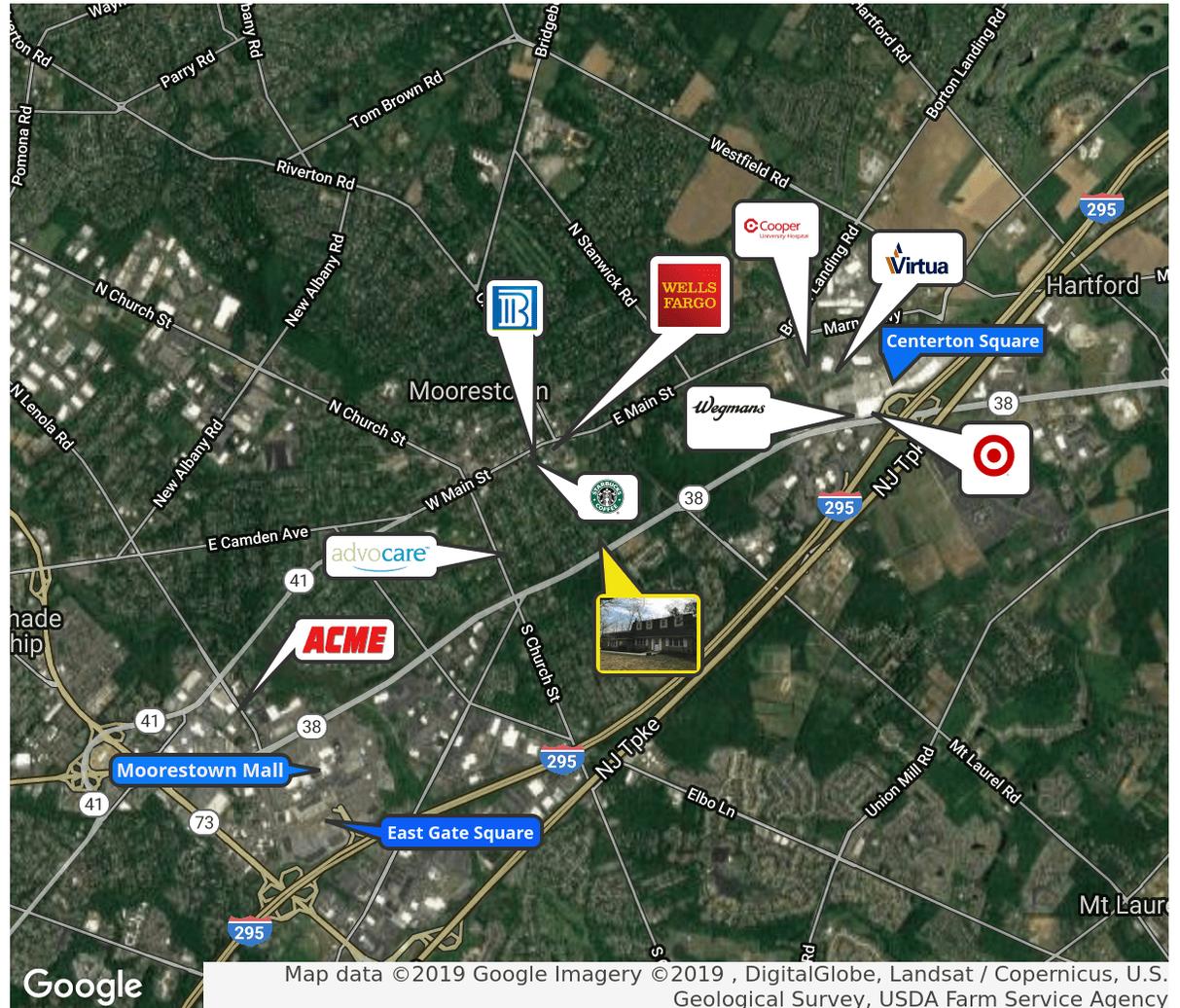


PROPERTY DESCRIPTION

- Location** 136 West Route 38
Moorestown, NJ 08057
- Size / SF Available** 3,200 SF Situated on a +/- .80 acre site
- Sale Price** \$700,000
- Property / Area Description**
- Highly Visible Location on Route 38
 - Available for immediate occupancy
 - +/- 50,000 vehicles per day
 - 12 parking spaces
 - Spacious Executive Office - Collaboration Space, 5 private offices, Conference/Board Room, Library, Full Kitchen and a Detached Garage with Storage
 - Within close proximity to the Moorestown Mall and many other retail and professional amenities
 - Convenient access to New Jersey Turnpike, I-295 and Route 73
 - Located in the most affluent suburb in Southern New Jersey
 - Neighboring to many residential communities

Contact Us

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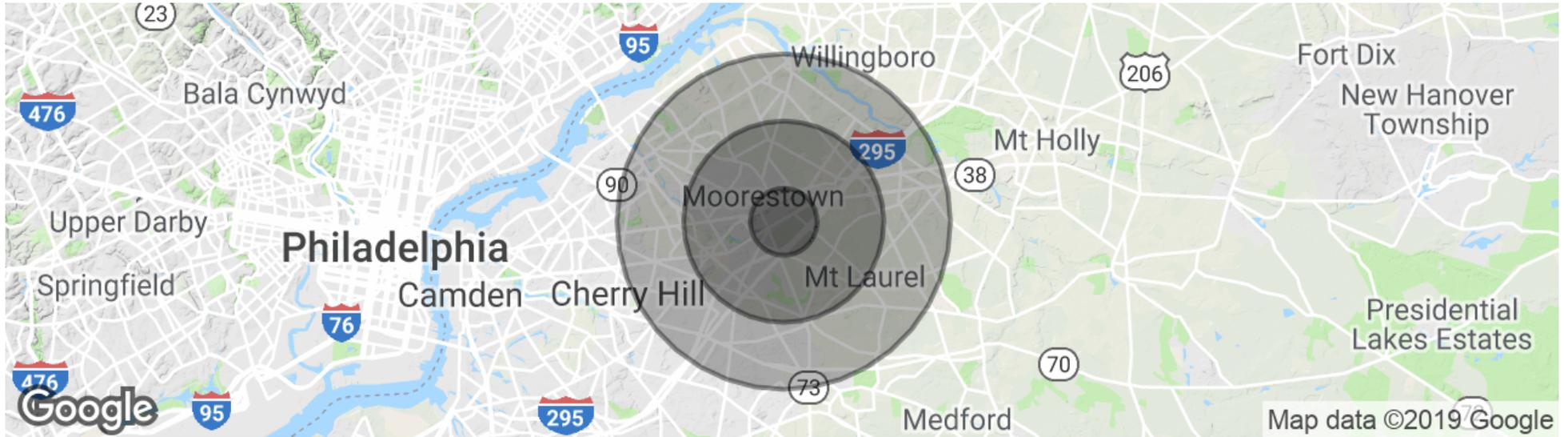
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,833	51,705	175,960
Median age	42.8	42.7	41.3
Median age (Male)	41.8	41.2	39.8
Median age (Female)	44.0	44.1	42.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,626	20,036	67,823
# of persons per HH	2.6	2.6	2.6
Average HH income	\$110,465	\$116,347	\$104,430
Average house value	\$431,999	\$385,467	\$325,697

* Demographic data derived from 2010 US Census



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