2624 POWELL AVENUE I PENNSAUKEN, NJ

Wolf Commercial Real Estate
www.WolfCRE.com
2624 Powell Avenue, Pennsauken, NJ 08110

Property Details & Highlights

Property Address: 2624 Powell Avenue, Pennsauken, NJ 08110
Property Type: Industrial
Zoned: Zoned T1 – Township 1
Building Size: 12,000 SF
Rail Access: N/A

Property Overview

- Well maintained building, ideal for a user/contractor
- Solid, concrete structure with steel roof decking
- Currently demised into 5 separately meter units
- Each unit has minimal offices and a single fixture restroom
- Some units have additional space in second floor mezzanines
- Parking for 25 cars
- 18 Foot ceilings
- 2 – 12’ x 14’ grade level doors, 2 – 10’ x 10’ grade level doors and 1 – 8’ x 8’ grade level door
- Gas fired forced air heat
- Non-sprinklered
- Fluorescent lighting

- 5 – 200 Amp 240 Volt meters/subpanels

Location Overview

Located off Haddonfield Road within close proximity of Route 73/90 Interchange and Route 130

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

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<table>
<thead>
<tr>
<th>DEMOGRAPHICS MAP &amp; REPORT</th>
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<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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</thead>
<tbody>
<tr>
<td>Total population</td>
<td>7,623</td>
<td>79,551</td>
<td>346,133</td>
</tr>
<tr>
<td>Median age</td>
<td>43.2</td>
<td>40.6</td>
<td>36.7</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>42.6</td>
<td>39.1</td>
<td>35.0</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>43.0</td>
<td>41.8</td>
<td>38.2</td>
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</tbody>
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<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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</thead>
<tbody>
<tr>
<td>Total households</td>
<td>2,901</td>
<td>30,410</td>
<td>126,385</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.6</td>
<td>2.6</td>
<td>2.7</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$80,745</td>
<td>$80,257</td>
<td>$67,203</td>
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<tr>
<td>Average house value</td>
<td>$236,138</td>
<td>$248,939</td>
<td>$223,252</td>
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</tbody>
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* Demographic data derived from 2010 US Census