CHERRY HILL PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE

1230 BRACE ROAD  |  CHERRY HILL, NJ

Wolf Commercial Real Estate
www.WolfCRE.com
# 1230 BRACE ROAD | CHERRY HILL, NJ

## PROPERTY DESCRIPTION

| Location          | 1230 Brace Road  
|                  | Cherry Hill, NJ 08034 |
| Size / SF Available | 3,844 SF |
| Sale Price        | $450,000 |
| Occupancy         | Available for immediate occupancy |
| Signage           | Monument Signage on Brace Road |
| Property / Area Description |
|                   | • Highly visible professional office building |
|                   | • Ideal for a variety of professional uses (Attorney, Accountant, Insurance, Architect, etc.) Monument Signage on Brace Road |
|                   | • Within close proximity to local shopping, restaurants and banks |
|                   | • Zoned B-2 Small conference room also located in the lower level |
|                   | • Minutes from PATCO High Speed Line |
|                   | • Convenient location with easy access to Route I-295, Route 70 and within minutes to the Haddonfield Business District |

## Contact Us

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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.
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**Demographic Data**

**Population**
- **1 Mile**: 9,903
- **3 Miles**: 92,472
- **5 Miles**: 286,591

**Median Age**
- **1 Mile**: 41.1
- **3 Miles**: 42.2
- **5 Miles**: 40.9

**Median Age (Male)**
- **1 Mile**: 39.2
- **3 Miles**: 40.6
- **5 Miles**: 39.3

**Median Age (Female)**
- **1 Mile**: 43.1
- **3 Miles**: 44.0
- **5 Miles**: 42.5

**Households & Income**
- **1 Mile**: 3,838
- **3 Miles**: 35,128
- **5 Miles**: 114,256

**Average HH Income**
- **1 Mile**: $97,198
- **3 Miles**: $105,055
- **5 Miles**: $89,020

**Average House Value**
- **1 Mile**: $292,176
- **3 Miles**: $311,095
- **5 Miles**: $279,145

*Demographic data derived from 2010 US Census*