



CHERRY HILL PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE



1230 BRACE ROAD | CHERRY HILL, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

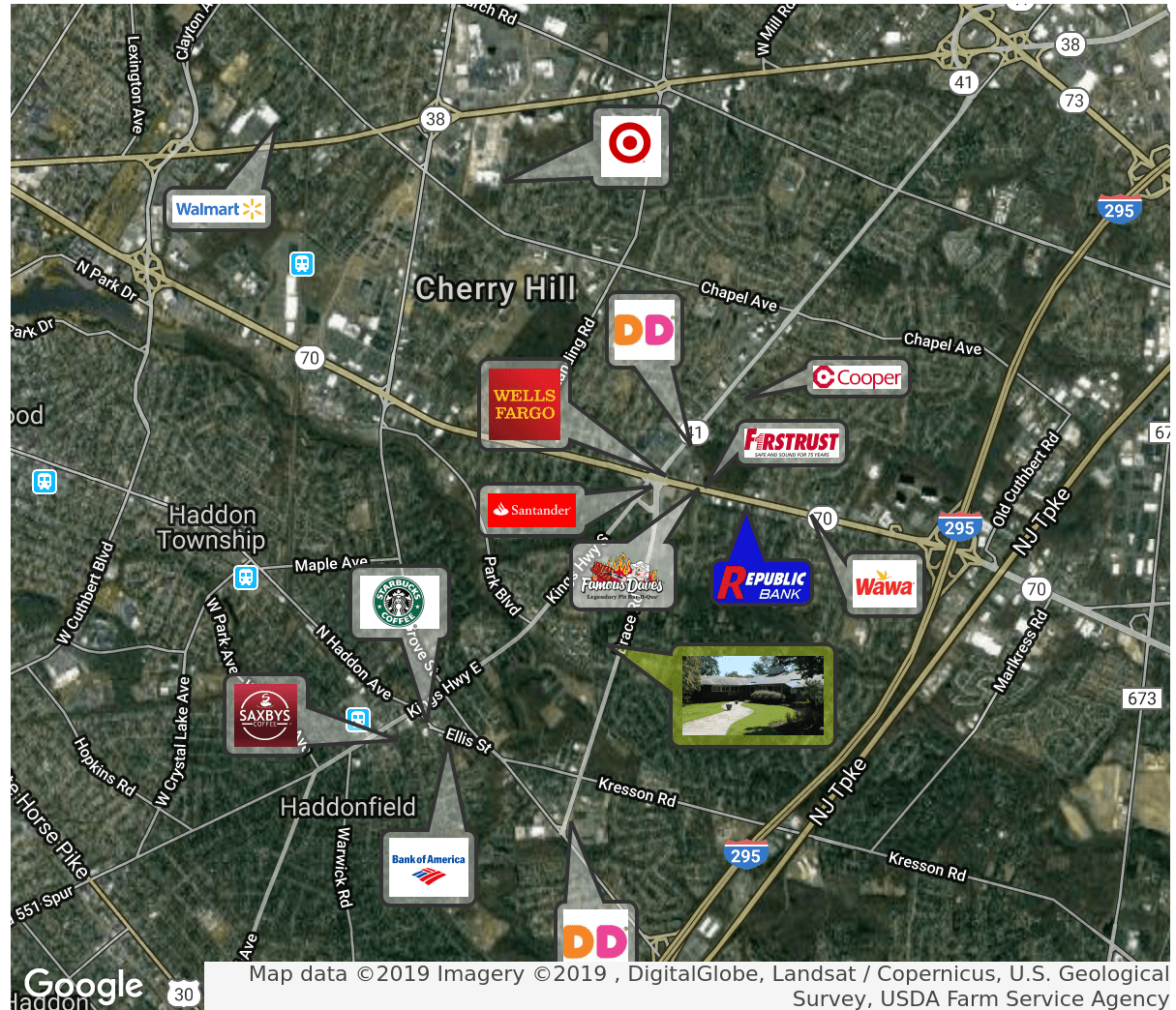


PROPERTY DESCRIPTION

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	<ul style="list-style-type: none"> 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

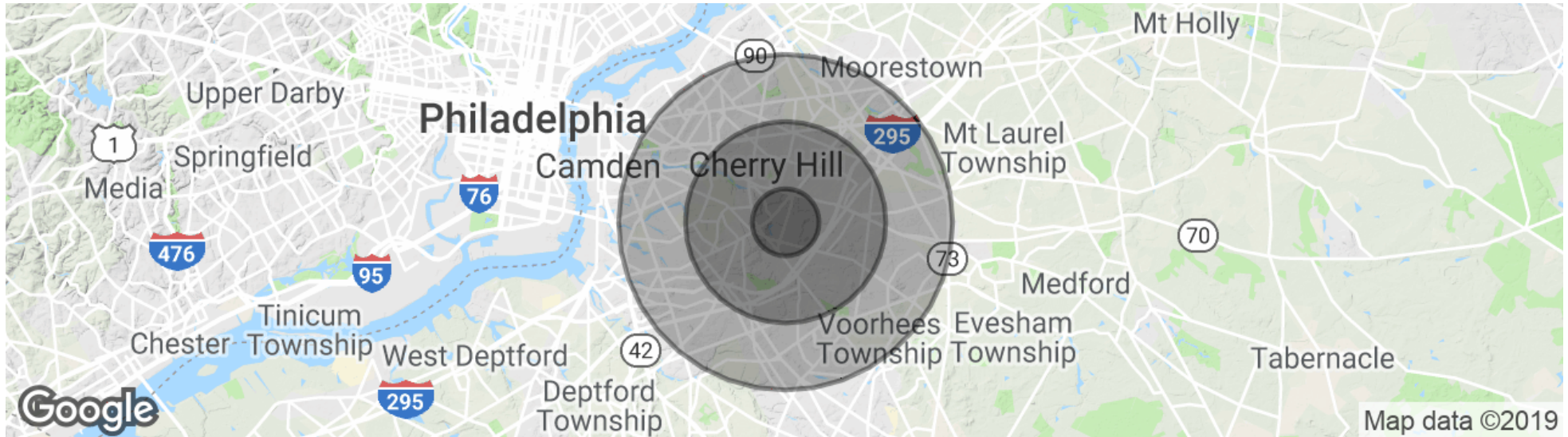
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,903	92,472	286,591
Median age	41.1	42.2	40.9
Median age (Male)	39.2	40.6	39.3
Median age (Female)	43.1	44.0	42.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,838	35,128	114,256
# of persons per HH	2.6	2.6	2.5
Average HH income	\$97,198	\$105,055	\$89,020
Average house value	\$292,176	\$311,095	\$279,145

* Demographic data derived from 2010 US Census



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