



PROFESSIONAL BURLINGTON PROPERTY AVAILABLE FOR LEASE



322 HIGH STREET | BURLINGTON, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

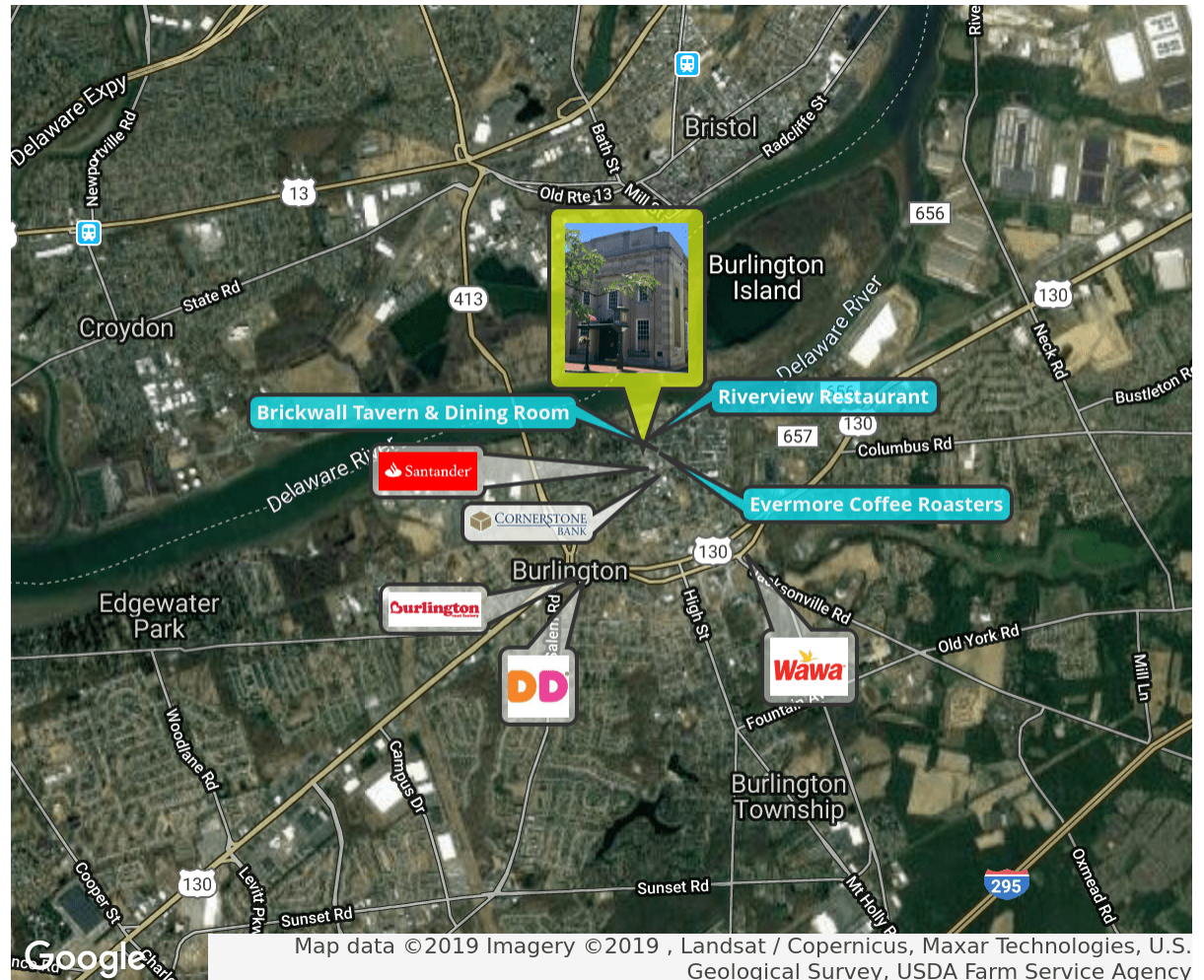


PROPERTY DESCRIPTION

Location	322 High Street Burlington, NJ 08016
Size / SF Available	8,130 SF
Lease Price	\$18.00 SF/yr (NNN)
Occupancy	Available for immediate occupancy

Property / Area Description

- Fascinating, 91 year old Neo Classical Bank Building South Jersey office space for lease in historic OLDE Burlington City (founded 1677).
- Historical Bank Building with Authentic walk-in Original Steel Vaults, Original wood Counters, Gothic Columns at Front.
- 8,130 square feet of unique one of a kind professional office space.
- Walk to : Public Transportation : River Line Train (8 mins), Bus Stops (8 mins)
- Included : private parking lot (up to 50 cars), Minutes drive to the Burlington Bristol Bridge & Route 130, 20 minute commute to downtown Philadelphia.
- Walk to : Barista Gourmet Coffee Shop, Restaurants Row, Bars, Artist District, Historical Home's district, cobble stone tree lined streets, Water-front Promenade.
- More than 194,000 residents live within a five-mile radius with an average household income of \$70,338.



Contact Us

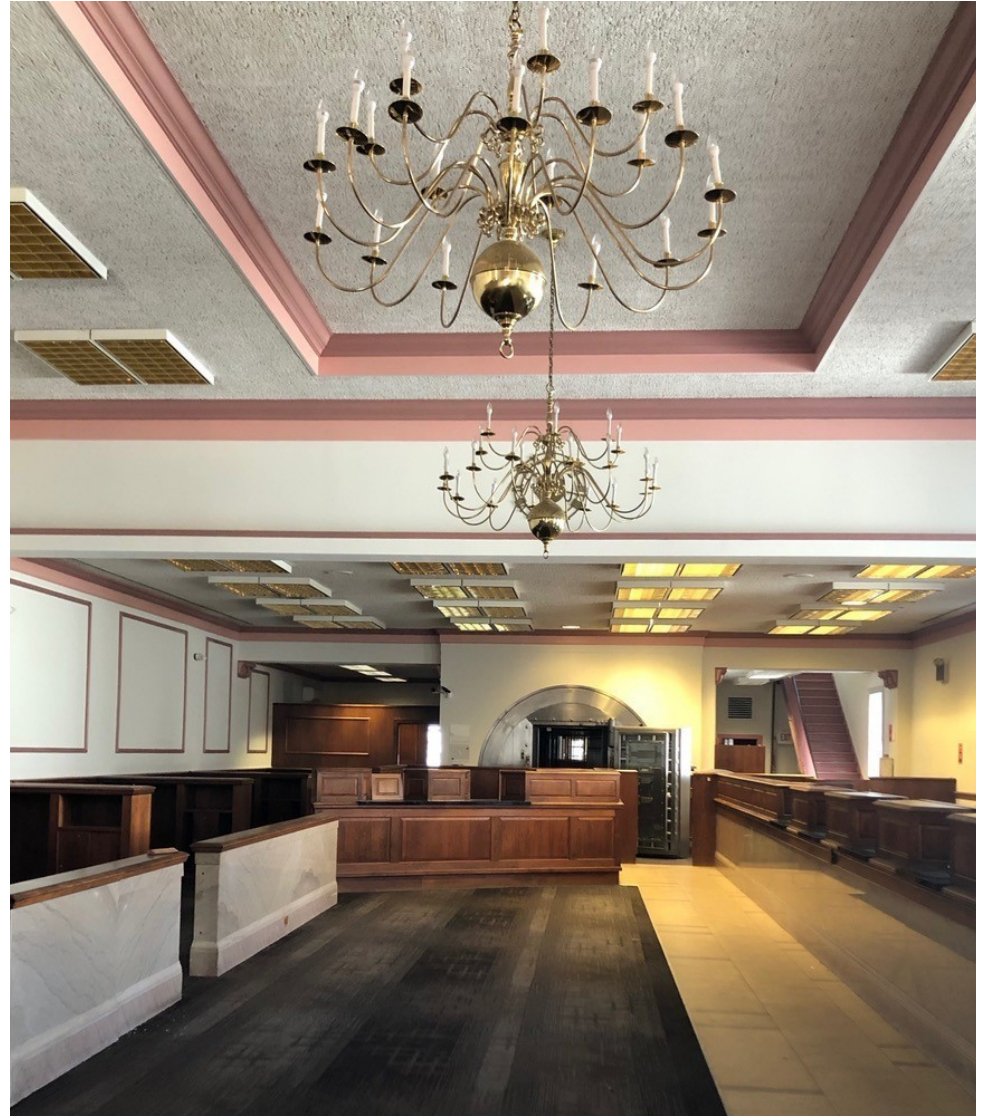
Victor Dejesus
Senior Associate
856.857.6388
victor.dejesus@wolfcre.com

Ty Martin
Associate
215 799 6144
ty.martin@wolfcre.com

follow us:    

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.

ADDITIONAL PHOTOS



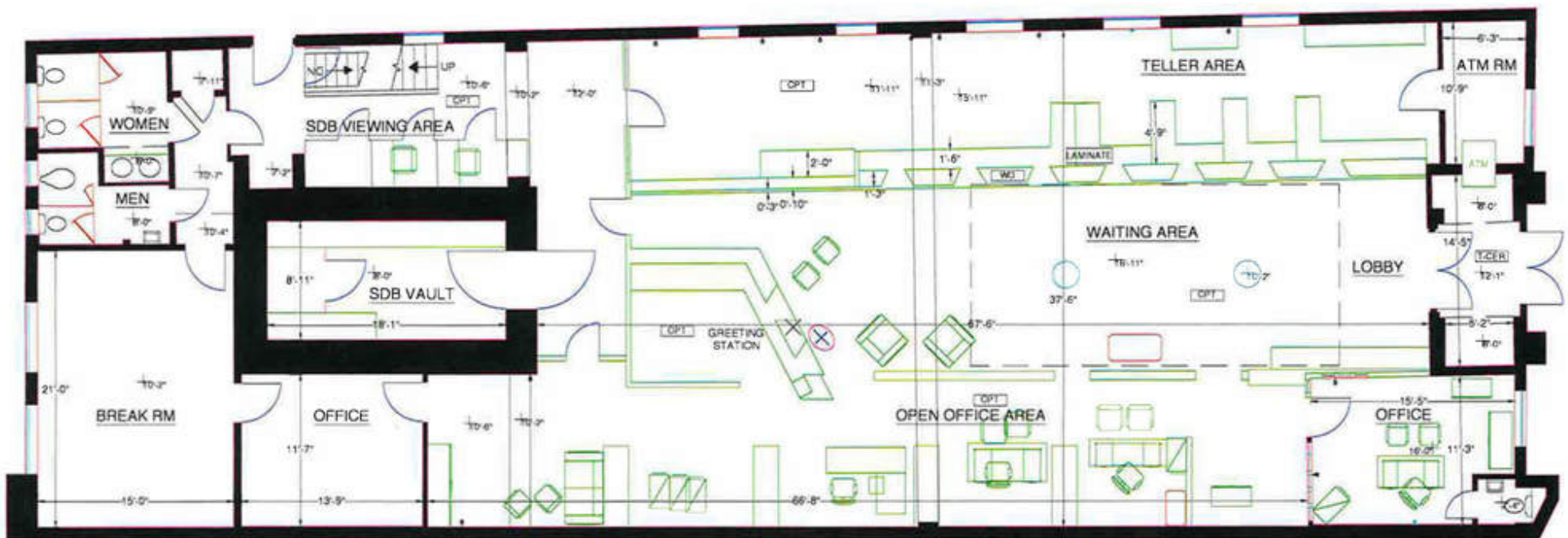
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

ADDITIONAL PHOTOS



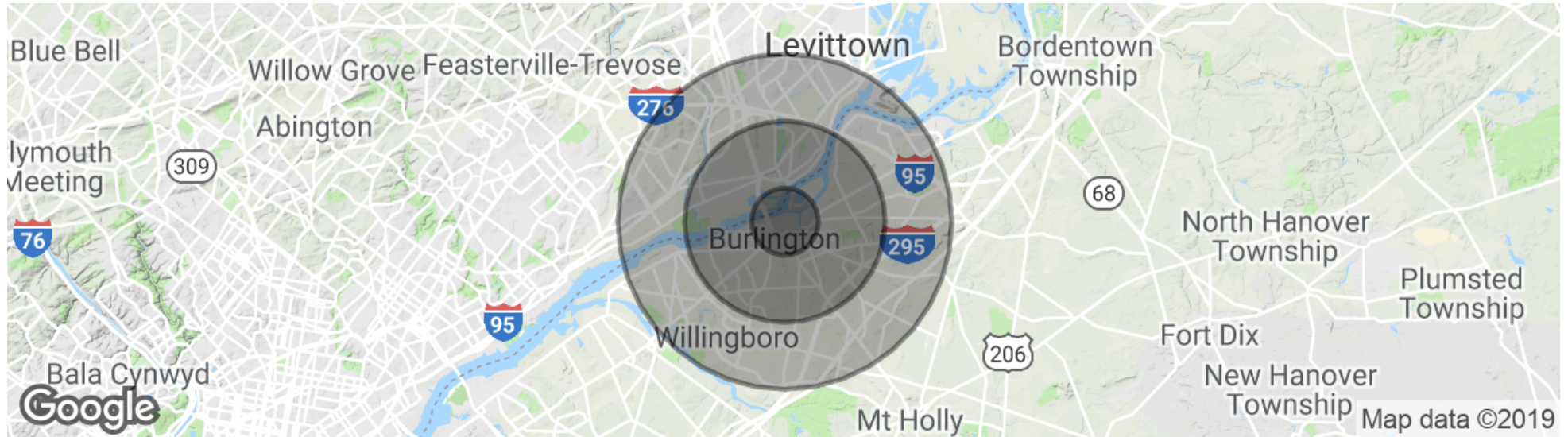
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

FLOOR PLANS



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.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,295	70,624	194,553
Median age	39.3	38.6	38.9
Median age (Male)	35.1	37.2	38.0
Median age (Female)	40.1	39.5	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,809	26,769	72,640
# of persons per HH	2.4	2.6	2.7
Average HH income	\$56,324	\$67,495	\$70,338
Average house value	\$233,032	\$256,173	\$253,377

* 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.