



HIGHLY VISIBLE CHERRY HILL PROFESSIONAL OFFICE PROPERTY AVAILABLE FOR SALE



1806 SPRINGDALE ROAD | CHERRY HILL, NJ

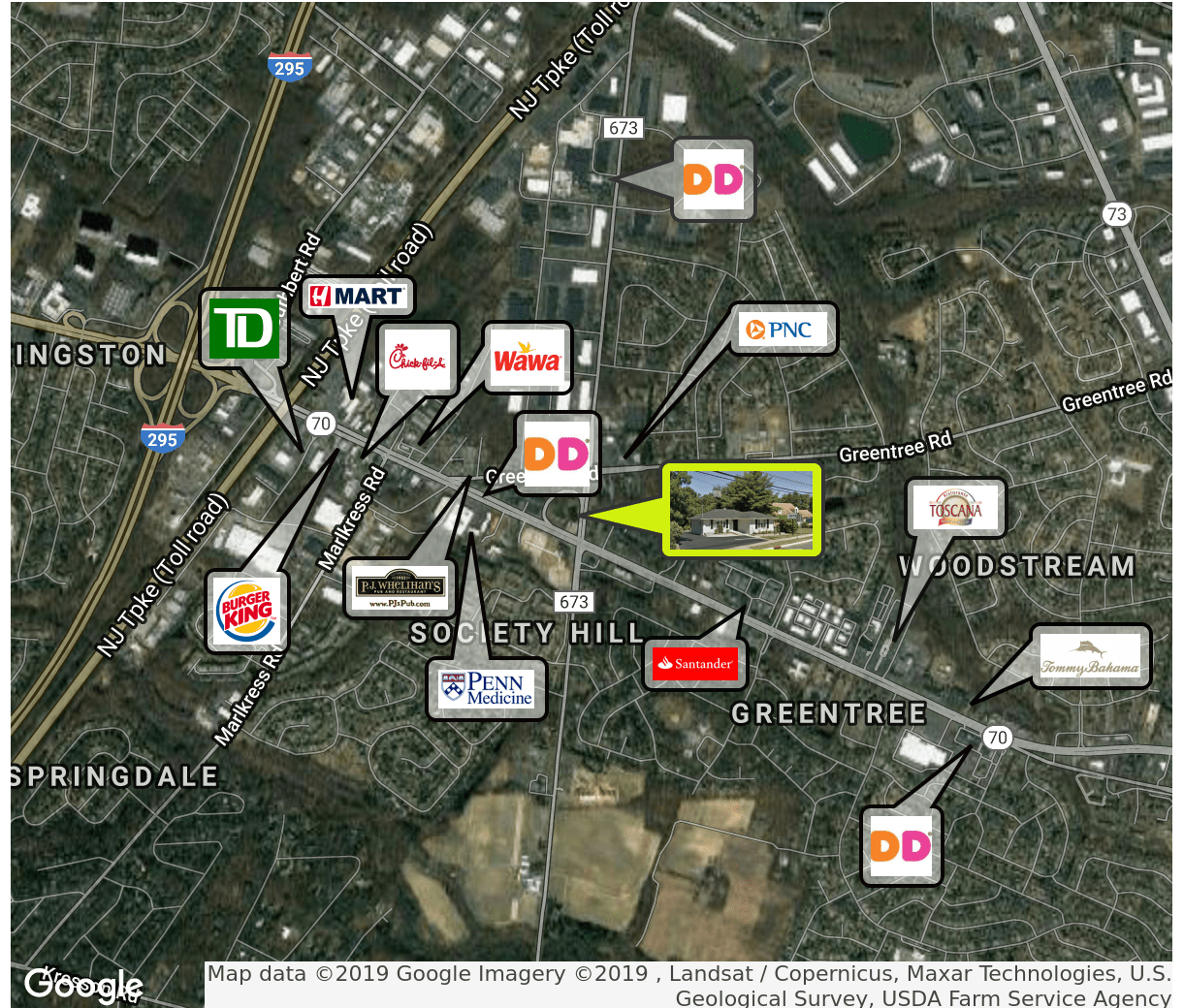


Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

- Location** 1806 Springdale Road
Cherry Hill, NJ 08003
- Size / SF Available** 2,352 SF
- Sale Price** \$499,000
- Signage** Pylon Signage on Springdale Road
- Property / Area Description**
 - Highly visible professional office building
 - Ideal for a variety of professional uses (Attorney, Accountant, Insurance, Architect, etc.)
 - Pylon Signage on Springdale Road
 - Within close proximity to local shopping, restaurants and banks
 - Completely renovated upper and lower levels (both floors can be split for 2 occupants)
 - Convenient location with easy access to Route I-295, Route 70 and within minutes to the Cherry Hill Business District



Contact Us

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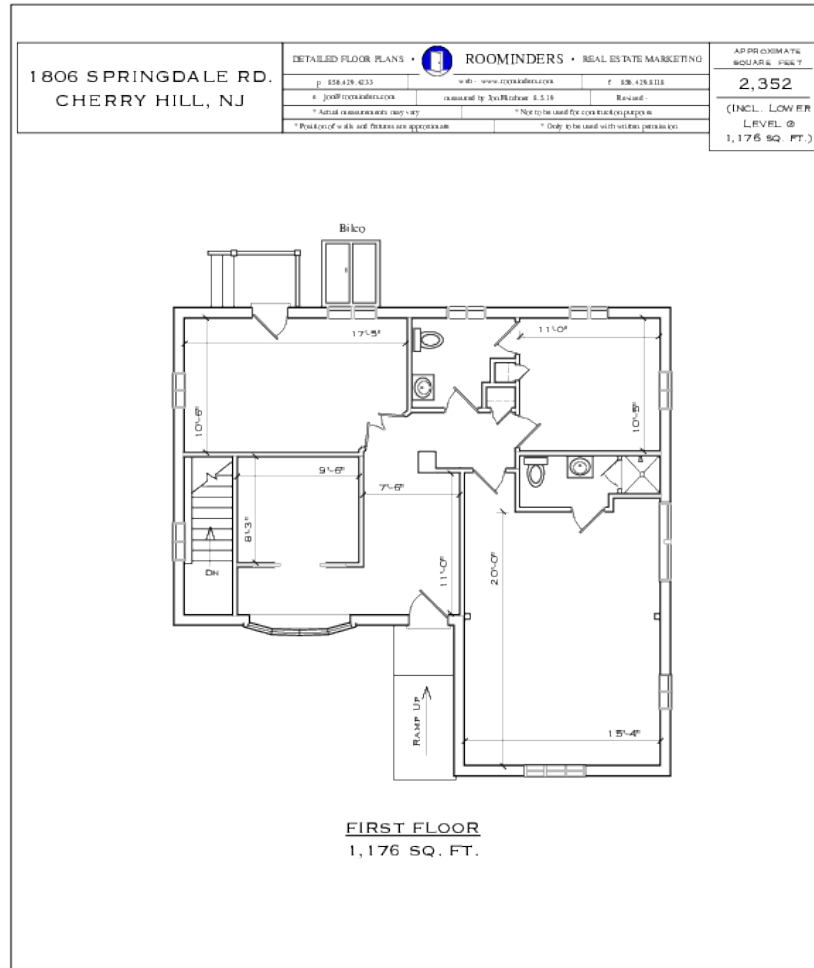
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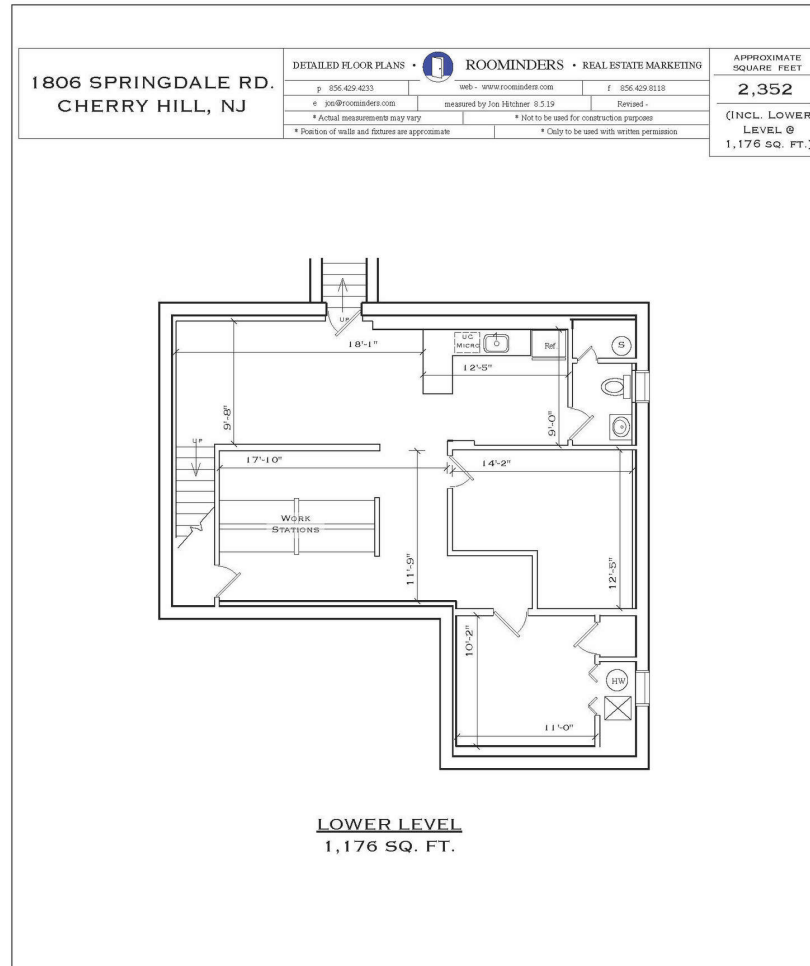
ADDITIONAL PHOTOS



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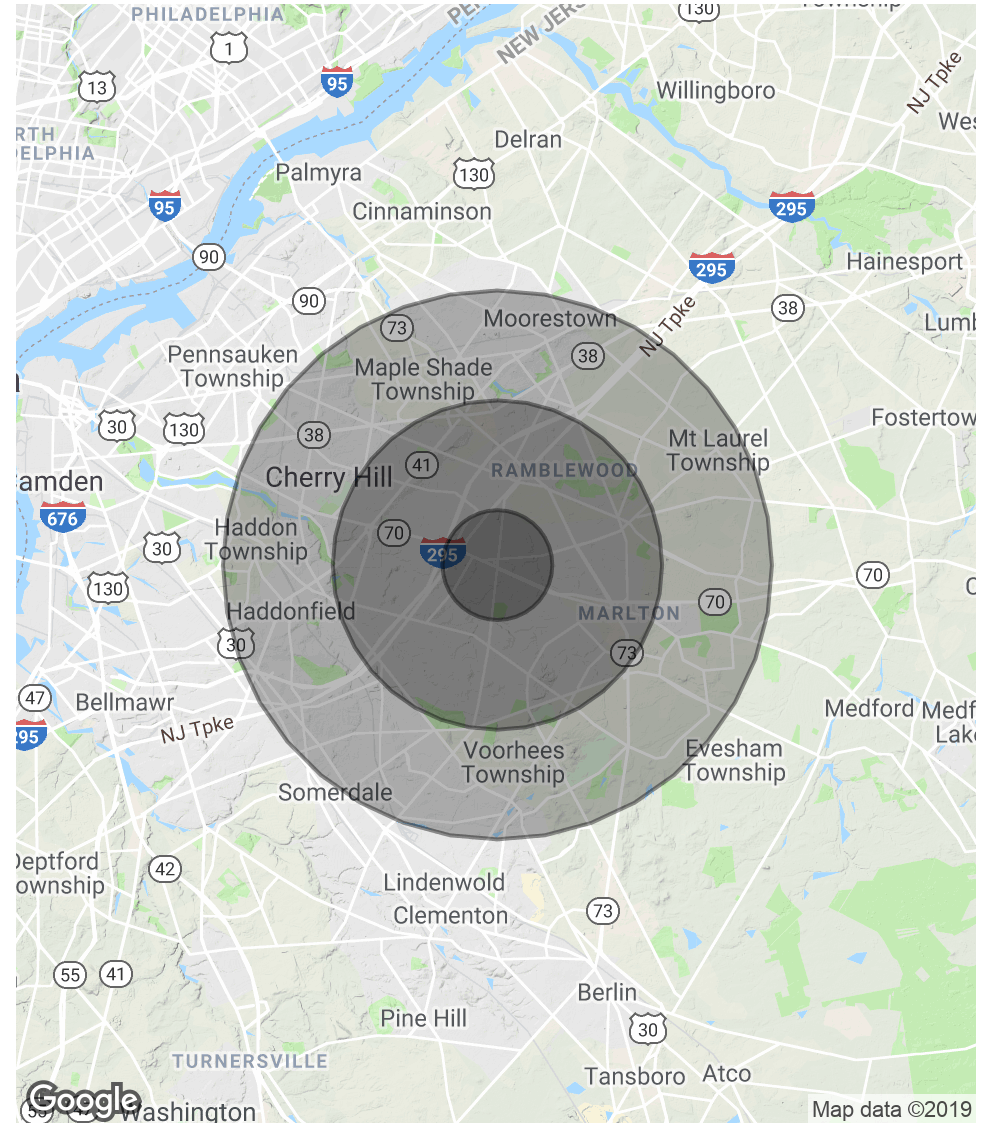
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population | 7,767 | 79,168 | 219,479 |
| Median age | 42.0 | 42.6 | 42.0 |
| Median age (Male) | 39.7 | 41.1 | 40.5 |
| Median age (Female) | 44.2 | 44.4 | 43.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,726 | 29,648 | 84,641 |
| # of persons per HH | 2.8 | 2.7 | 2.6 |
| Average HH income | \$130,102 | \$113,073 | \$101,928 |
| Average house value | \$341,524 | \$336,109 | \$329,531 |

* Demographic data derived from 2010 US Census



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