



PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE



100 RICHEY AVENUE | COLLINGSWOOD, NJ

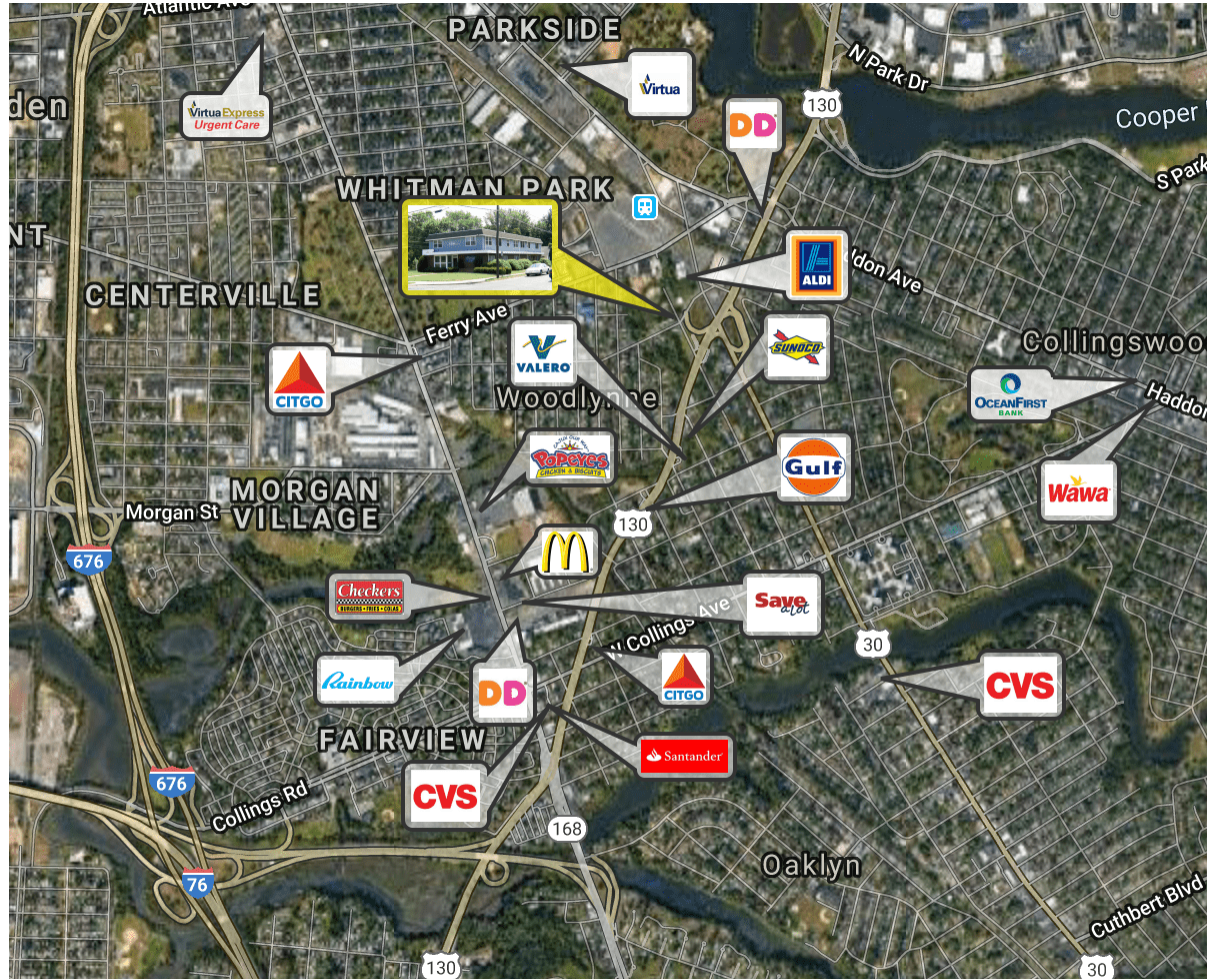


Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

- Location** 100 Richey Avenue
Collingswood, NJ 08107
- Size / SF Available** 5,700 SF Divided equally on 2 floors
- Sale Price** \$425,000
- Property / Area Description**
- Easy reconfiguration to allow multiple opportunities
 - 4 Zone HVAC and newer roof
 - Ease of access at the intersection of Route 30 and Route 130
 - Close to PATCO High Speedline Ferry Avenue Station
 - On the border of Camden City, experiencing a tremendous renaissance and notable downtown Collingswood's restaurant district
 - Within close proximity to Walt Whitman Bridge and Ben Franklin Bridge
 - Neighboring properties being redeveloped along Route 130 and former circle
 - Recent addition of Aldi supermarket a few doors down the street
 - Great opportunity for new owner/operator to lease space to additional tenants



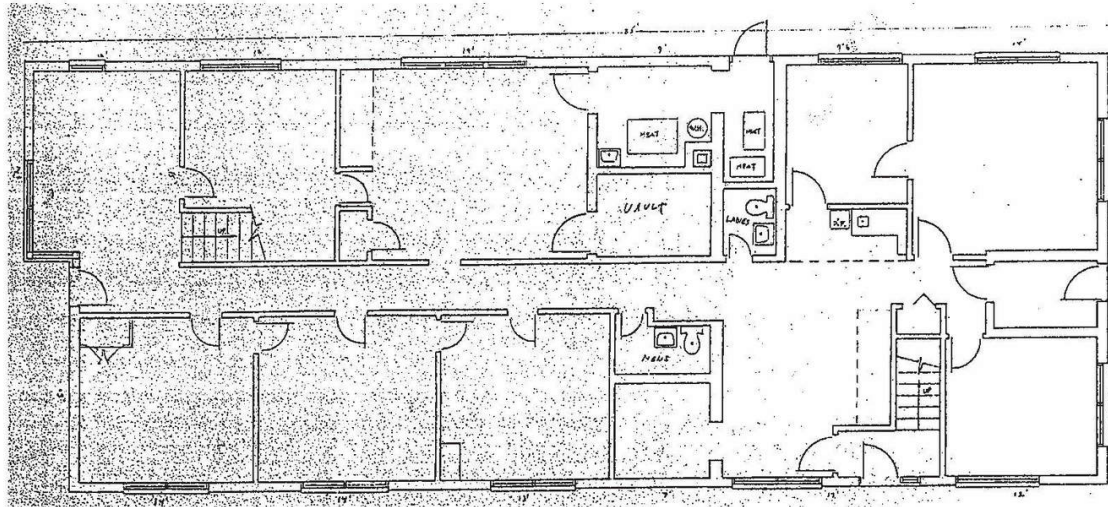
Contact Us

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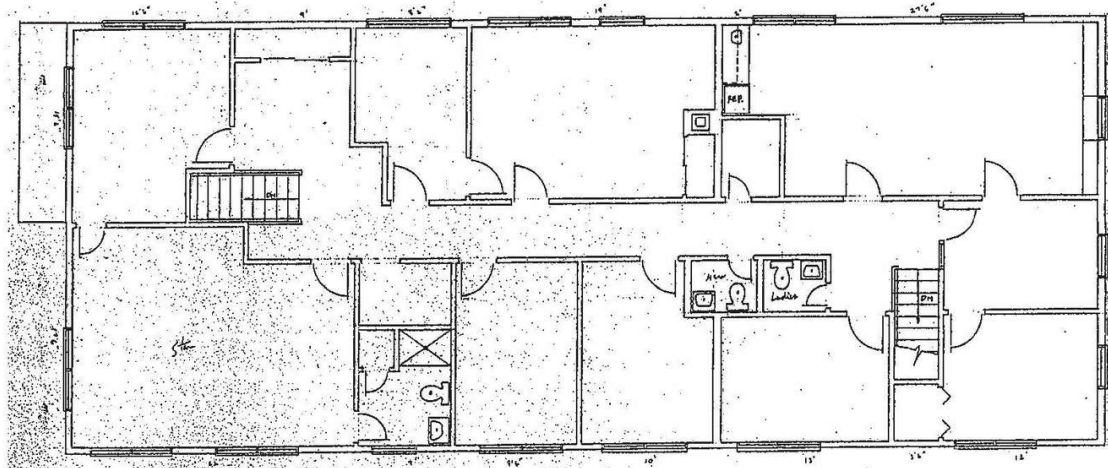
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FLOOR PLANS

First Floor

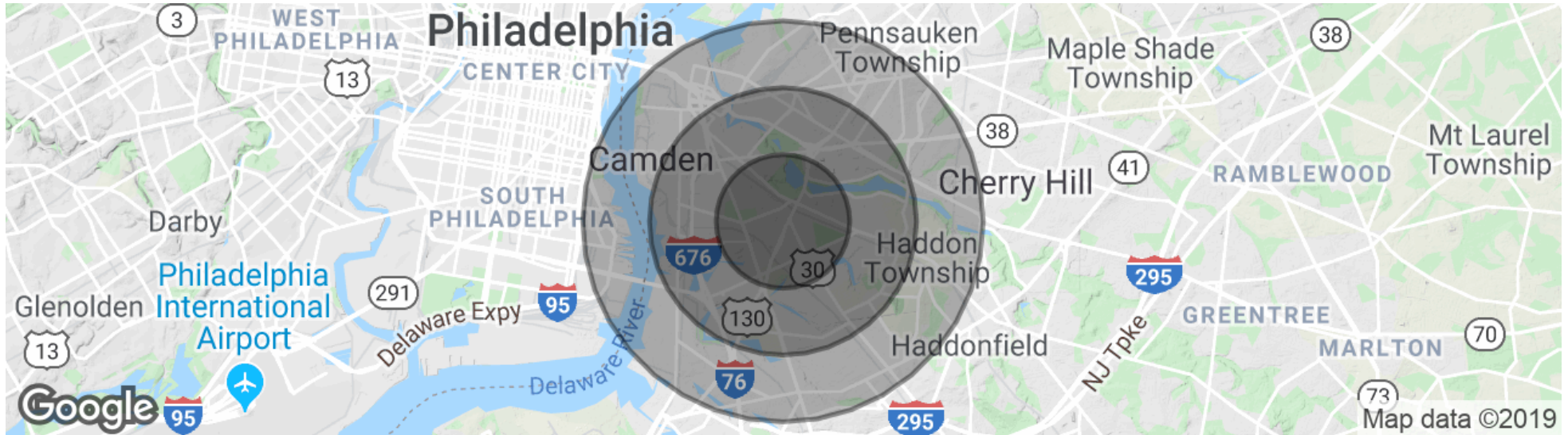


Second Floor



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	26,681	89,529	181,646
Median age	31.9	31.8	33.0
Median age (Male)	29.2	29.5	31.2
Median age (Female)	33.9	34.0	34.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,322	34,113	66,290
# of persons per HH	2.6	2.6	2.7
Average HH income	\$52,635	\$52,759	\$56,494
Average house value	\$211,736	\$202,798	\$211,597

* Demographic data derived from 2010 US Census



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