



PROFESSIONAL OFFICE PROPERTY AVAILABLE FOR SALE OR LEASE



401 MINNETONKA ROAD | HI NELLA, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

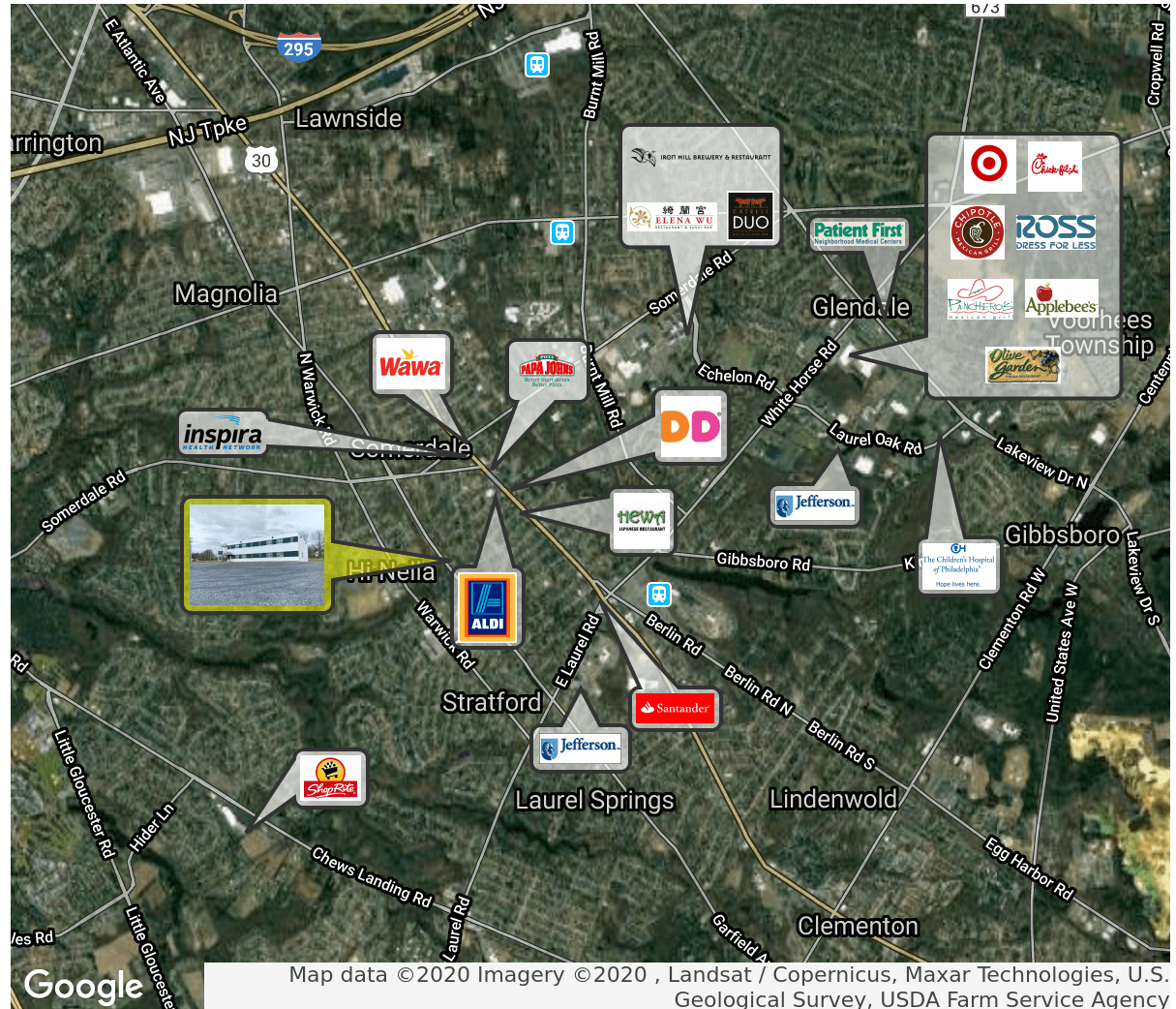


PROPERTY DESCRIPTION

Location	401 Minnetonka Road Hi Nella, NJ 08083
Size / SF Available	11,200 square foot office building situated on 1.2 acres
Lease Price	\$16.00 Plus Utilities
Sale Price	\$800,000
Signage	Signage directly on East Atlantic Avenue
Property / Area Description	<ul style="list-style-type: none"> • Signage directly on East Atlantic Avenue • 5 minute drive from Lindenwold PATCO Speed Line • Well maintained building ideal for an owner occupant • Ample parking • Conveniently located to the White Horse Pike with easy access to the New Jersey Turnpike & I-295 • Minutes from Jefferson Hospital and Voorhees Town Center

Contact Us

Michael Scanzano
Associate
856.857.6386
mike.scanzano@wolfcre.com



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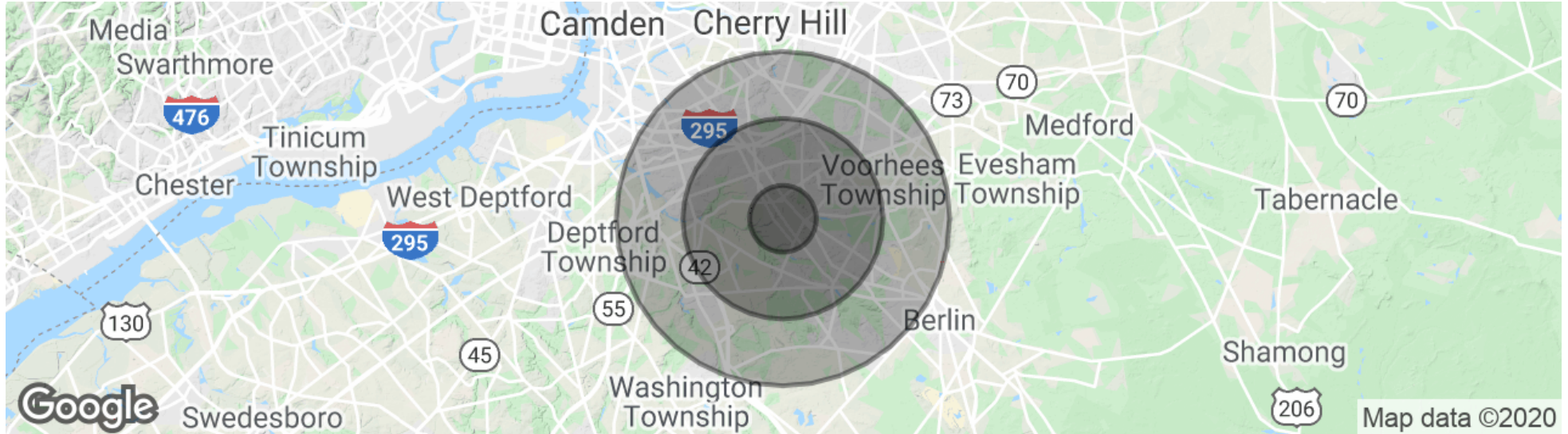
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,891	99,734	241,114
Median age	40.3	38.3	39.1
Median age (Male)	39.5	37.2	38.0
Median age (Female)	40.7	39.2	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,099	40,328	94,101
# of persons per HH	2.5	2.5	2.6
Average HH income	\$75,097	\$72,927	\$84,504
Average house value	\$231,029	\$226,408	\$271,862

* Demographic data derived from 2010 US Census



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