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### PROFESSIONAL OFFICE PROPERTY AVAILABLE FOR SALE OR LEASE

401 MINNETONKA ROAD I HI NELLA, NJ

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Wolf Commercial Real Estate
WWW.WOIFCRE.com





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### **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> <li>Signage directly on East Atlantic Avenue</li> <li>5 minute drive from Lindenwold PATCO Speed Line</li> <li>Well maintained building ideal for an</li> </ul>		
	owner occupant     Ample parking		
	• Conveniently located to the White Horse Pike with easy access to the New Jersey Turnpike & I-295		

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#### **Contact Us**

Christopher Henderson Principal & Vice President 856.857.6337 chris.henderson@wolfcre.com Michael Scanzano Associate 856.857.6386 mike.scanzano@wolfcre.com

• Minutes from Jefferson Hospital and

Voorhees Town Center

Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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#### **ADDITIONAL PHOTOS**



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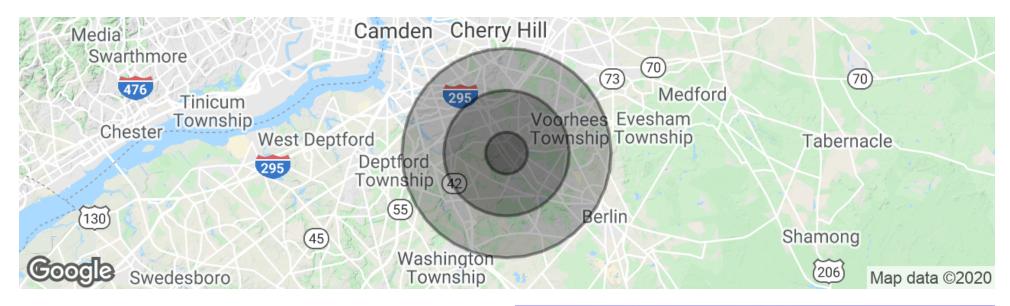


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### **DEMOGRAPHICS MAP & REPORT**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	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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