



## PREMIER CHERRY HILL 25,250 SF FLEX BUILDING INVESTMENT OPPORTUNITY



2096 SPRINGDALE ROAD | CHERRY HILL, NJ

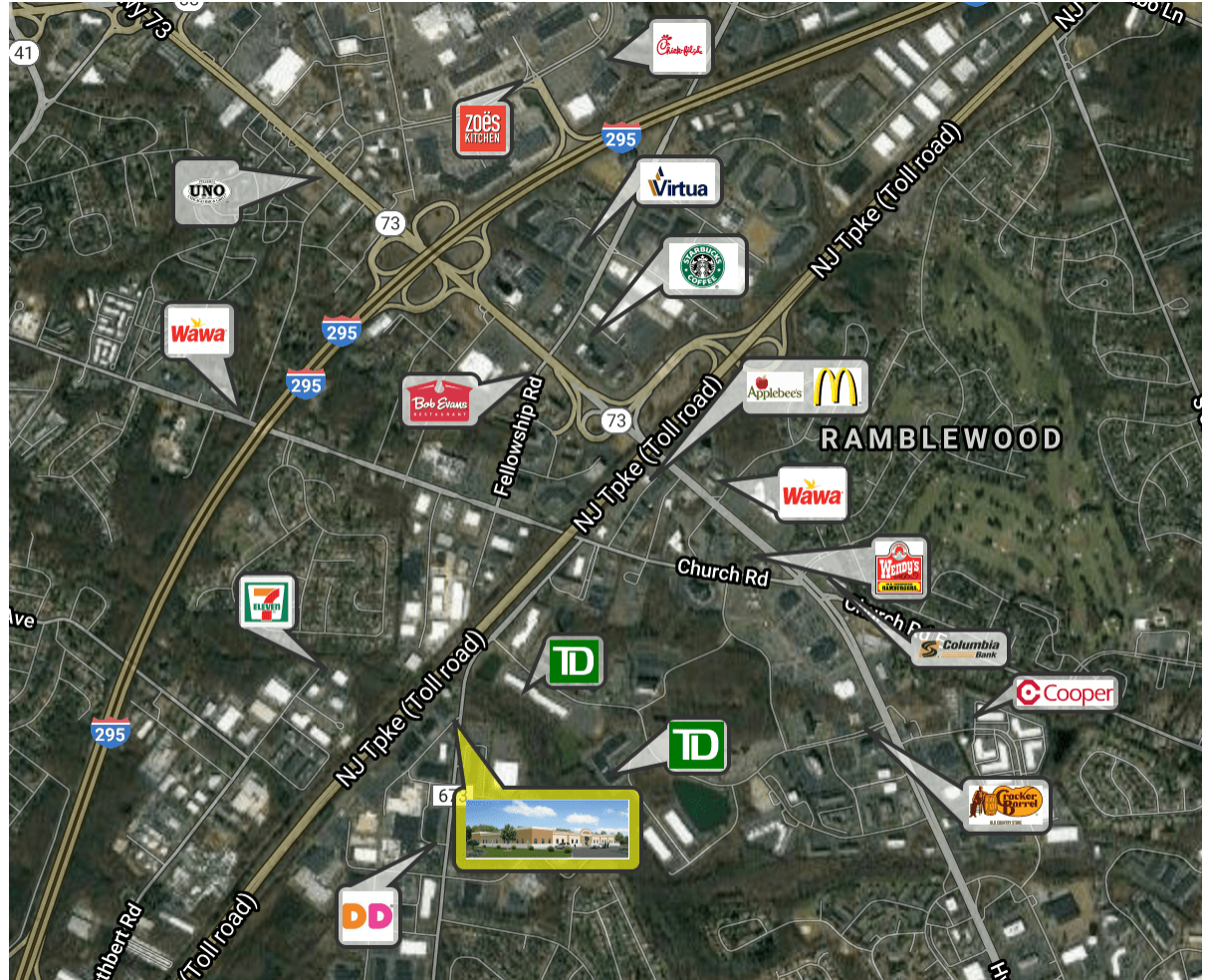


Wolf Commercial Real Estate  
**[www.WolfCRE.com](http://www.WolfCRE.com)**



## PROPERTY DESCRIPTION

- |                                    |  |
|------------------------------------|--|
| <b>Location</b>                    | 2096 Springdale Road<br>Cherry Hill, NJ 08003  |
| <b>Size / SF Available</b>         | 25,250 SF  |
| <b>Sale Price</b>                  | \$3,160,000  |
| <b>Signage</b>                     | Building and pylon signage available   |
| <b>Property / Area Description</b> | <ul style="list-style-type: none"> <li>• Sale/Leaseback Investment Opportunity</li> <li>• Ownership will sell as a full building leaseback or will relocate for a full building user</li> <li>• Located at a signaled intersection on Springdale Road and North Olney Avenue</li> <li>• Convenient location with easy access to Route 70, 73, I-295 and the New Jersey Turnpike</li> <li>• Situated within minutes the Cherry Hill Business District</li> <li>• Great visibility from Springdale Road</li> <li>• 4.15/1000 SF Parking Ratio</li> <li>• Situated on 2.09 Acres</li> <li>• Well maintained and landscaped property located in a densely populated area</li> <li>• Convenient access to area shopping, hotels, and restaurants</li> <li>• Within close proximity to all local health systems</li> <li>• Located in a high demographic area of Cherry Hill Township</li> </ul> |



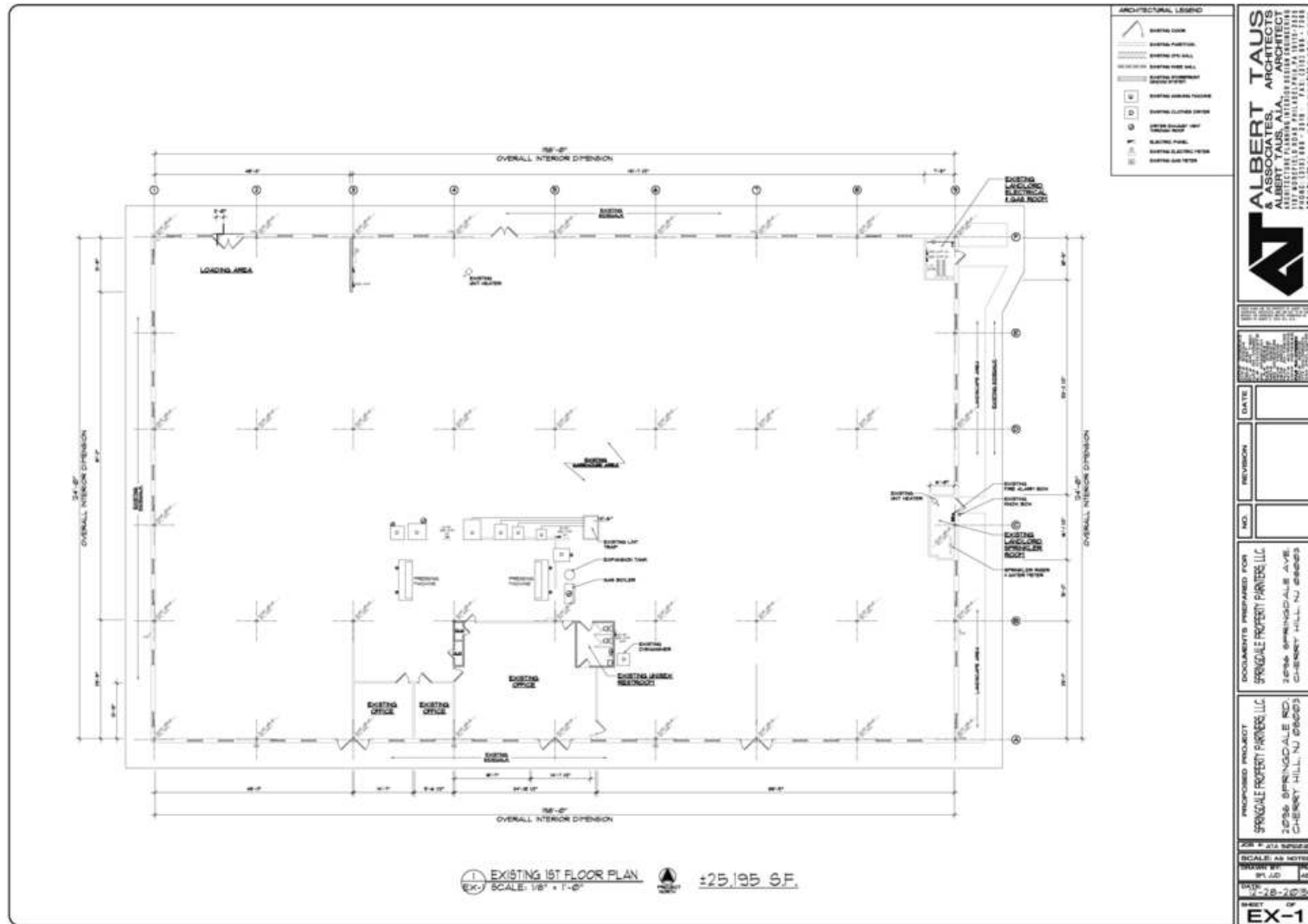
## Contact Us

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## FLOOR PLANS



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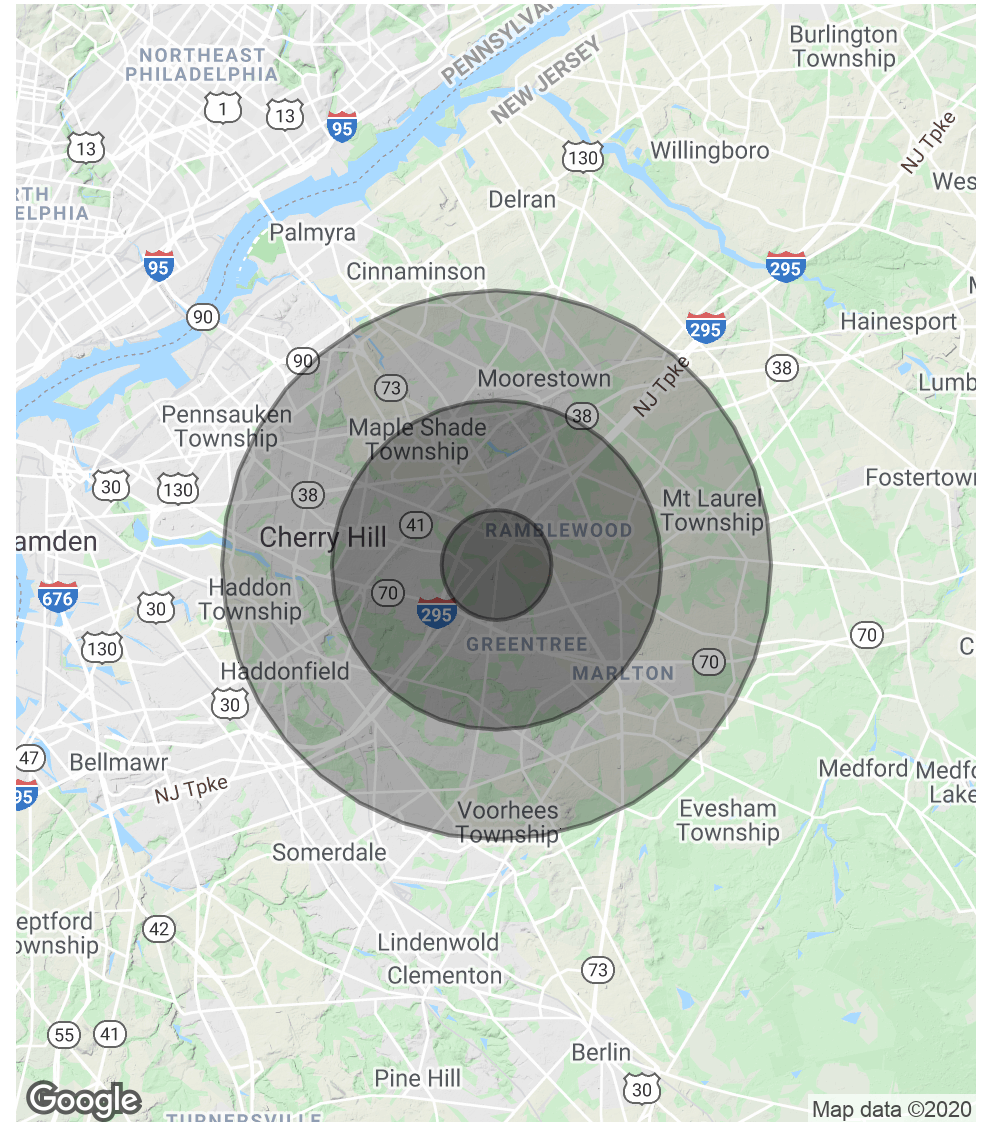
## DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,605  | 82,419  | 212,742 |
| Average age          | 43.8   | 41.6    | 42.3    |
| Average age (Male)   | 41.0   | 40.1    | 40.7    |
| Average age (Female) | 47.8   | 43.5    | 43.9    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,810     | 32,205    | 81,221    |
| # of persons per HH | 3.1       | 2.6       | 2.6       |
| Average HH income   | \$117,670 | \$97,022  | \$103,401 |
| Average house value | \$346,374 | \$336,733 | \$323,375 |

\* Demographic data derived from 2010 US Census



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