

10,000 SF PROFESSIONAL OFFICE BUILDING AVAILABLE FOR SALE



820 SOUTH WHITE HORSE PIKE I HAMMONTON, NJ



Wolf Commercial Real Estate
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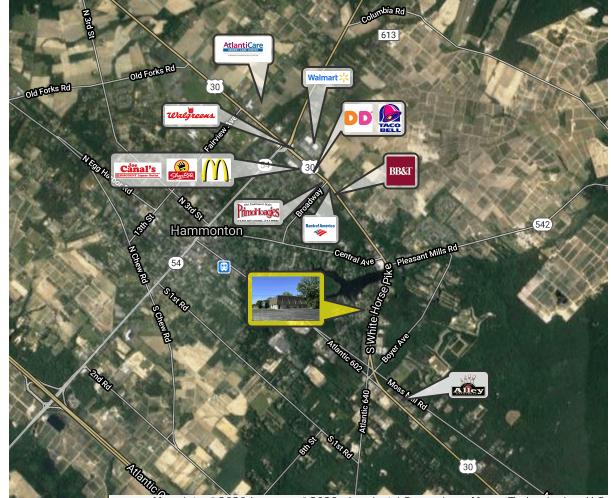


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PROPERTY DESCRIPTION

Location	820 South White Horse Pike Hammonton, NJ 08037		
Size / SF Available	10,000 SF (On two (2) floors)		
Sale Price	\$575,000		
Signage	Monument sign on White Horse Pike		
Property / Area Description	 10,000 SF Office/Medical Building For Sale 		
	• 2 Floors – 5,000 SF per floor		
	Currently divided into 3 suites		
	Over 50 Parking Spaces		
	• Highly visible location on White Horse Pike (Route 30)		
	Socondary Egross/Ingross on Lakoviow		

- Secondary Egress/Ingress on Lakeview Drive
- Large parcel situated on +/- 1.65 acres
- Prior Approval to expand building



Google

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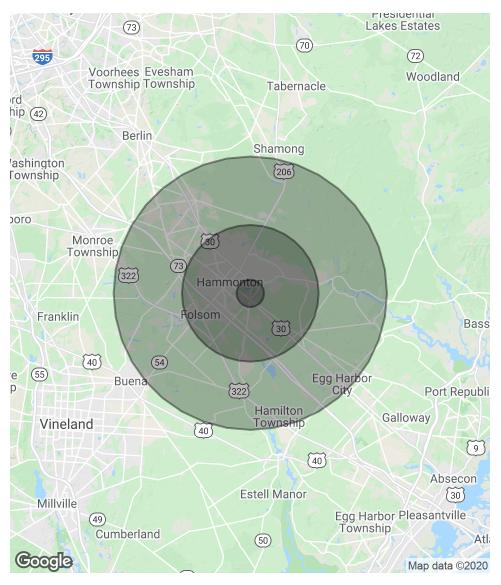
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	884	19,893	57,103
Average age	40.3	41.9	41.1
Average age (Male)	38.5	40.9	40.3
Average age (Female)	41.9	43.7	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	333	7,217	20,216
# of persons per HH	2.7	2.8	2.8
Average HH income	\$72,609	\$70,965	\$76,370
Average house value		\$281,422	\$273,560

* Demographic data derived from 2010 US Census



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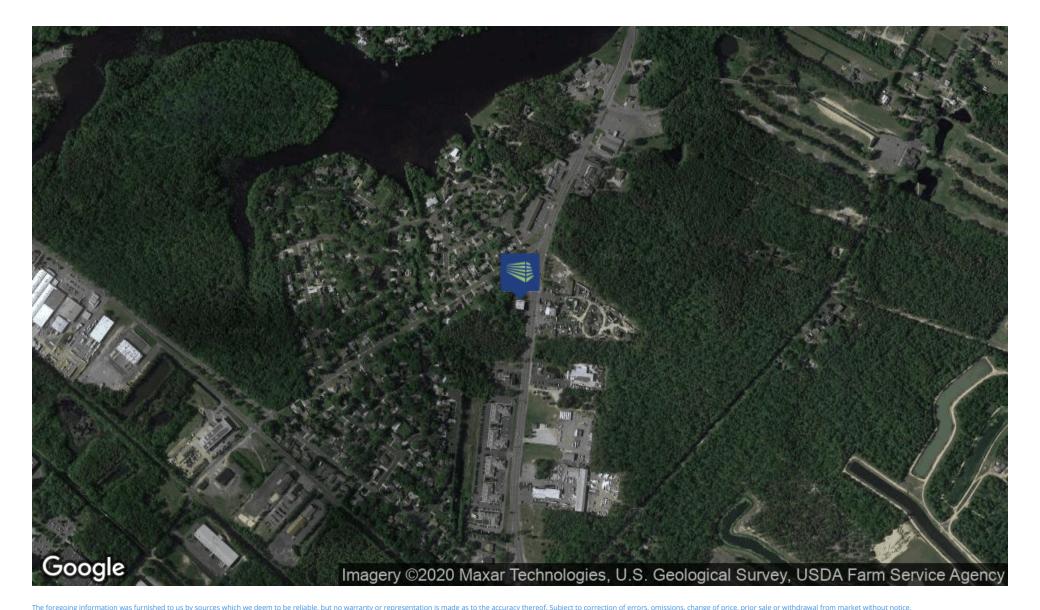


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AERIAL MAPS



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