



# MEDFORD FLEX PROPERTY AVAILABLE FOR SALE



108 ROUTE 70 | MEDFORD, NJ



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



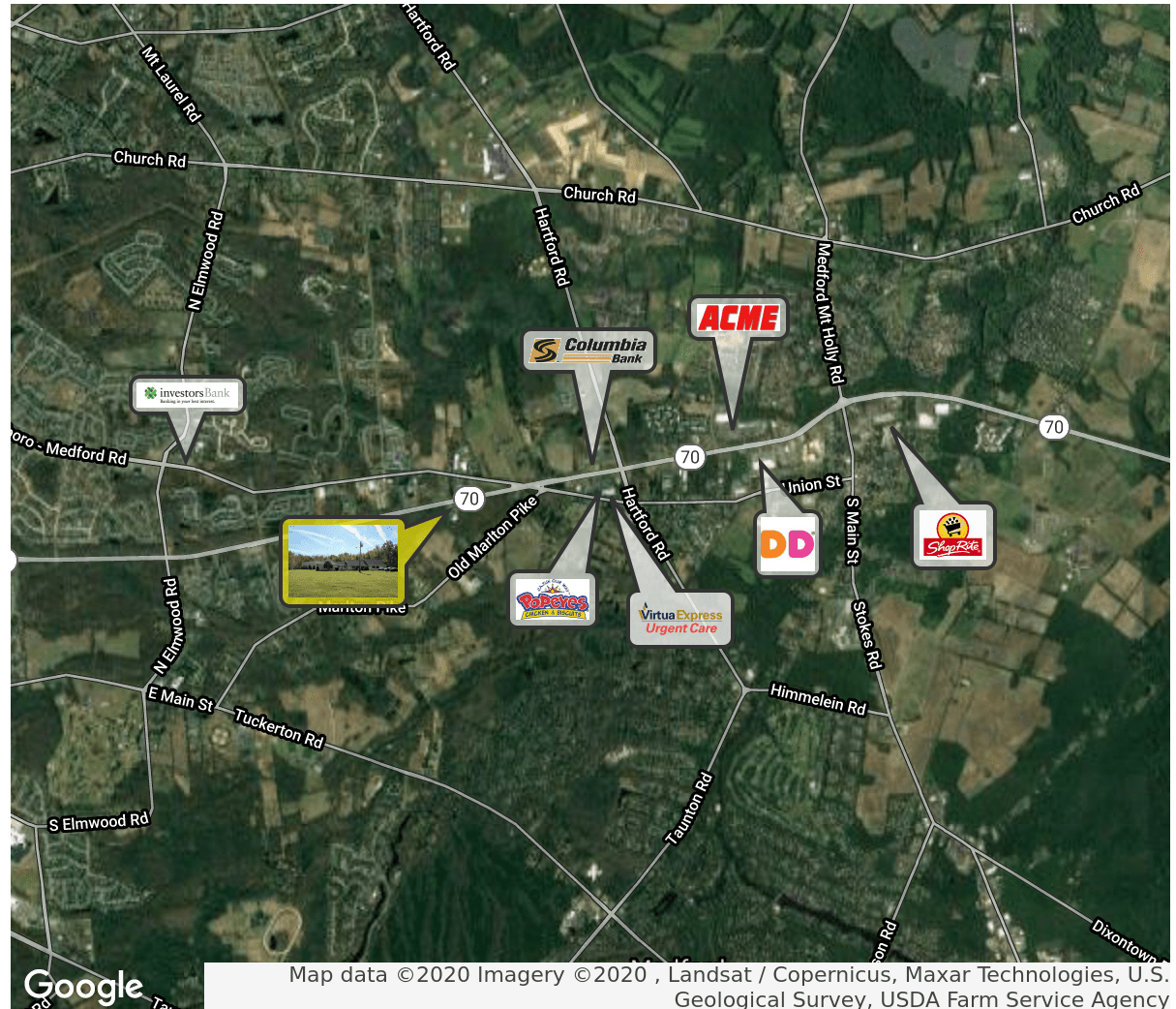


## PROPERTY DESCRIPTION

<b>Location</b>	108 Route 70 Medford, NJ 08055
<b>Size / SF Available</b>	2,400 SF – Front Office Building 7,200 SF – Rear Industrial Building Sited on +/- 8 Acres
<b>Sale Price</b>	\$999,000
<b>Signage</b>	Signage on Route 70
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>Masonry Building with 20' ceiling height</li> <li>Zoning B2Z1</li> <li>Property is situated directly on Route 70 in Medford NJ</li> <li>Signage on Route 70</li> <li>Development Opportunity with a "Fully Approved" access road</li> <li>12" Automatic Garage door on vacant industrial space</li> </ul>

## Contact Us

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ADDITIONAL PHOTOS



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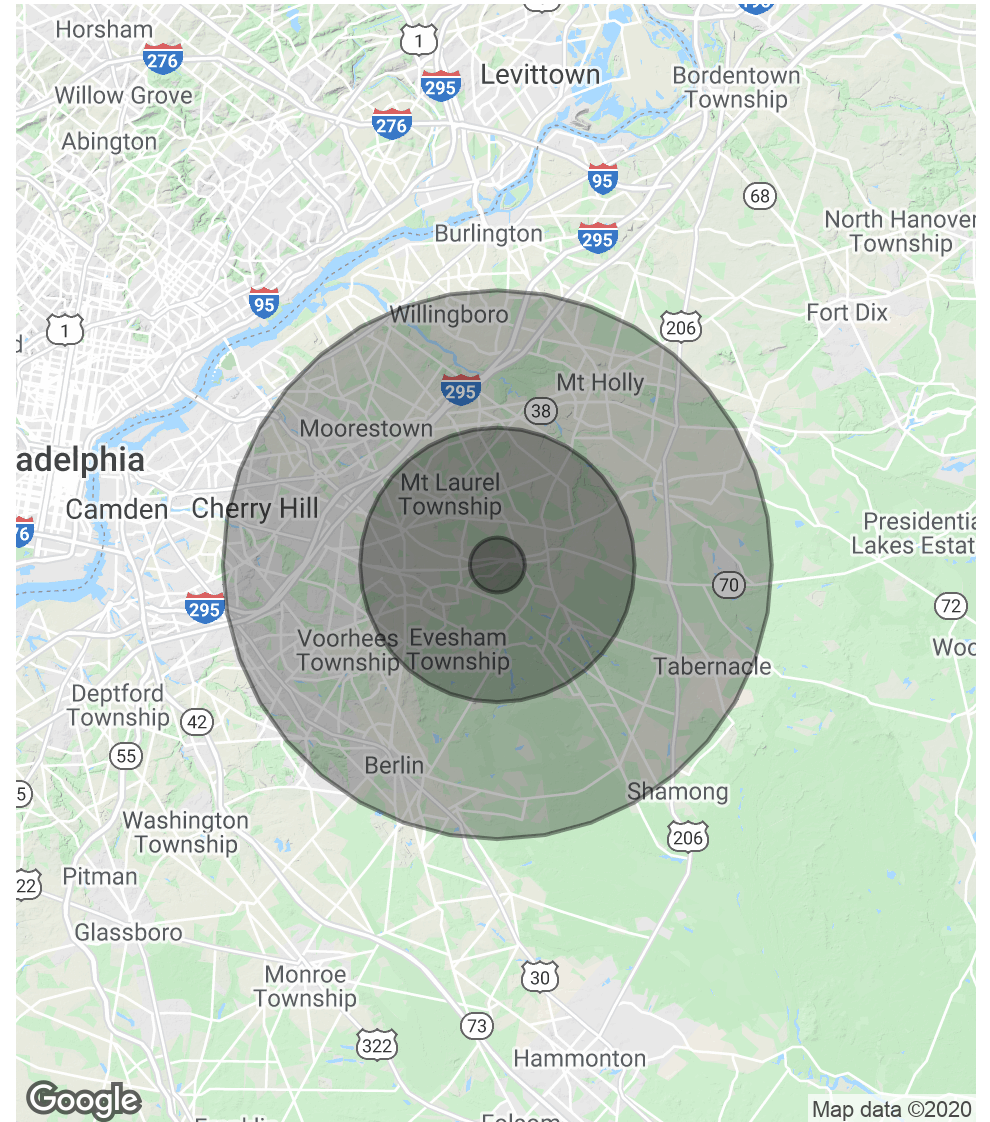
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,672	99,429	411,687
Average age	38.7	40.7	40.6
Average age (Male)	37.6	39.1	39.3
Average age (Female)	41.0	42.3	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,384	38,032	152,968
# of persons per HH	2.7	2.6	2.7
Average HH income	\$107,432	\$108,805	\$105,751
Average house value	\$357,122	\$353,873	\$339,434

\* Demographic data derived from 2010 US Census



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