



PREMIER MOORESTOWN FLEX PROPERTY AVAILABLE FOR LEASE OR SALE



1249 GLEN AVENUE | MOORESTOWN, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location 1249 Glen Avenue
Moorestown, NJ 08057

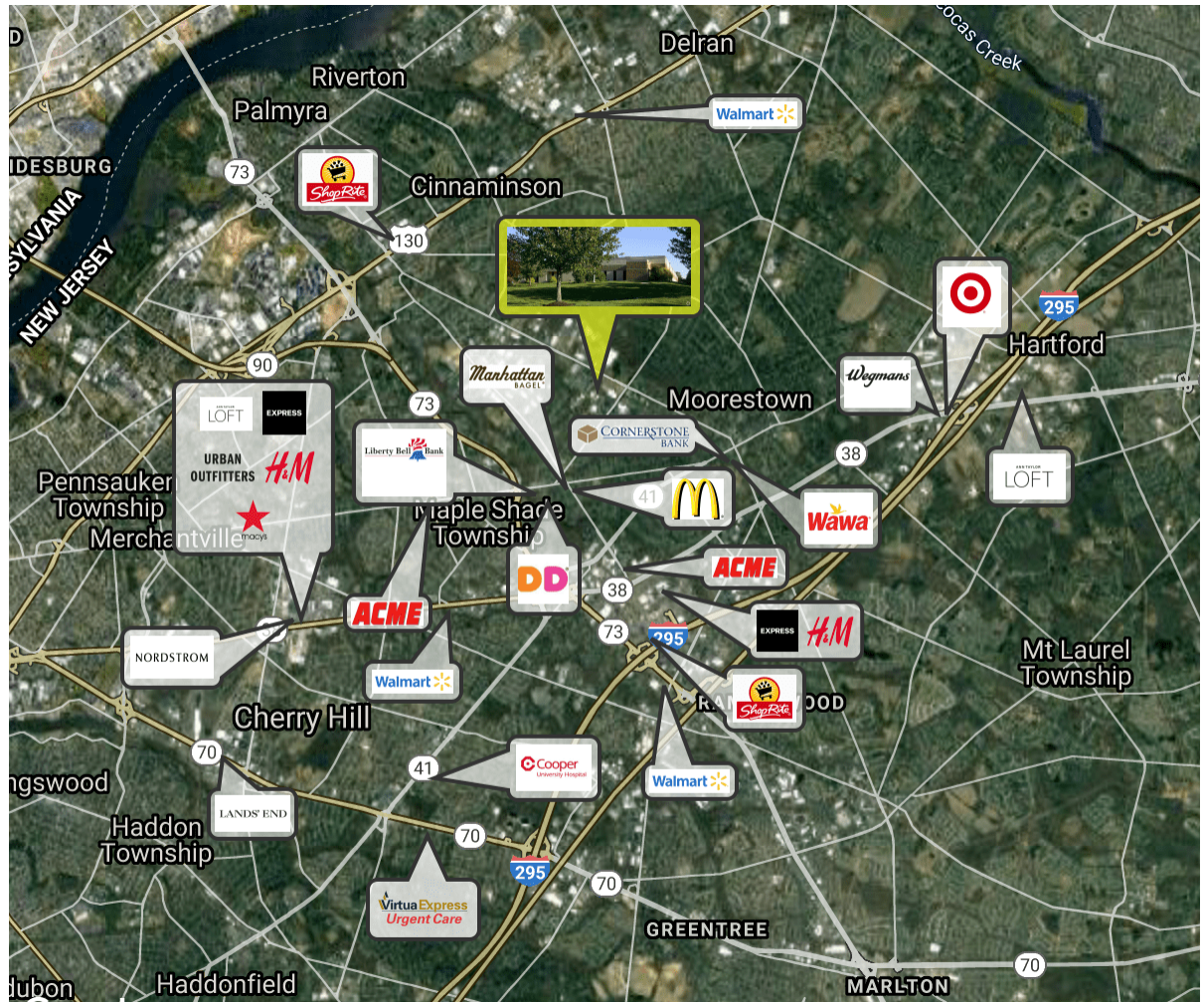
Size / SF Available +/- 20,120 SF

Lease Price \$10.00/SF NNN

Sale Price Call for more information

- Property / Area Description**
- Single story flex office/industrial property available for immediate occupancy
 - Situated on +/- 2.91 Acres (Site Shared with Proposed 14,400 SF Rear Building)
 - 5.22/1000 SF Parking Ratio
 - 1 Loading Dock 12' Ceiling Height
 - Close proximity to Route 73, I-295 and the New Jersey Turnpike
 - Within many numerous amenities including the Moorestown Mall, East Gate Square, Retail Shopping stores, and office professionals
 - Neighboring to many residential communities

\$25,000 Broker Bonus



Contact Us

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ADDITIONAL PHOTOS



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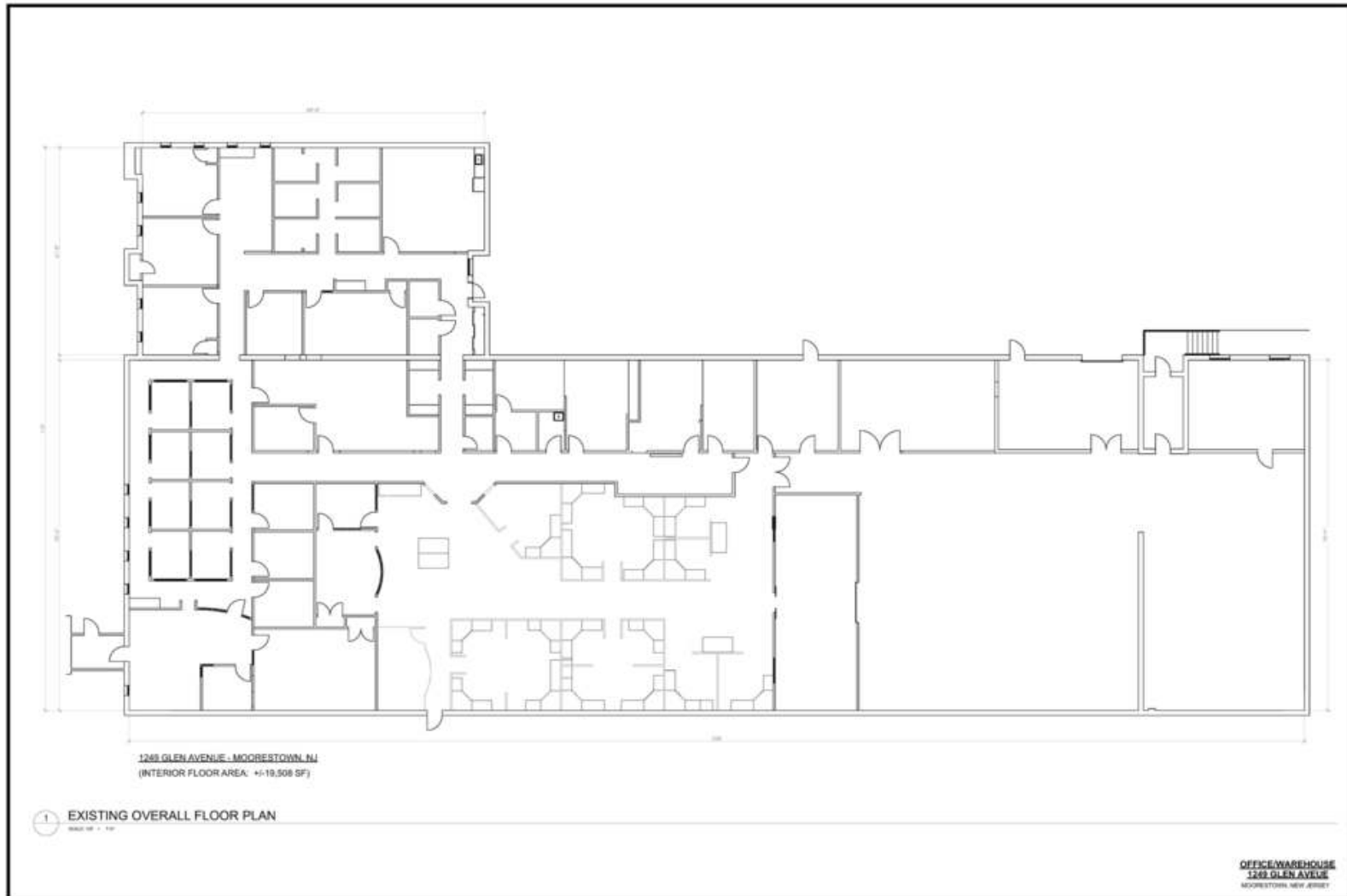
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FLOOR PLAN



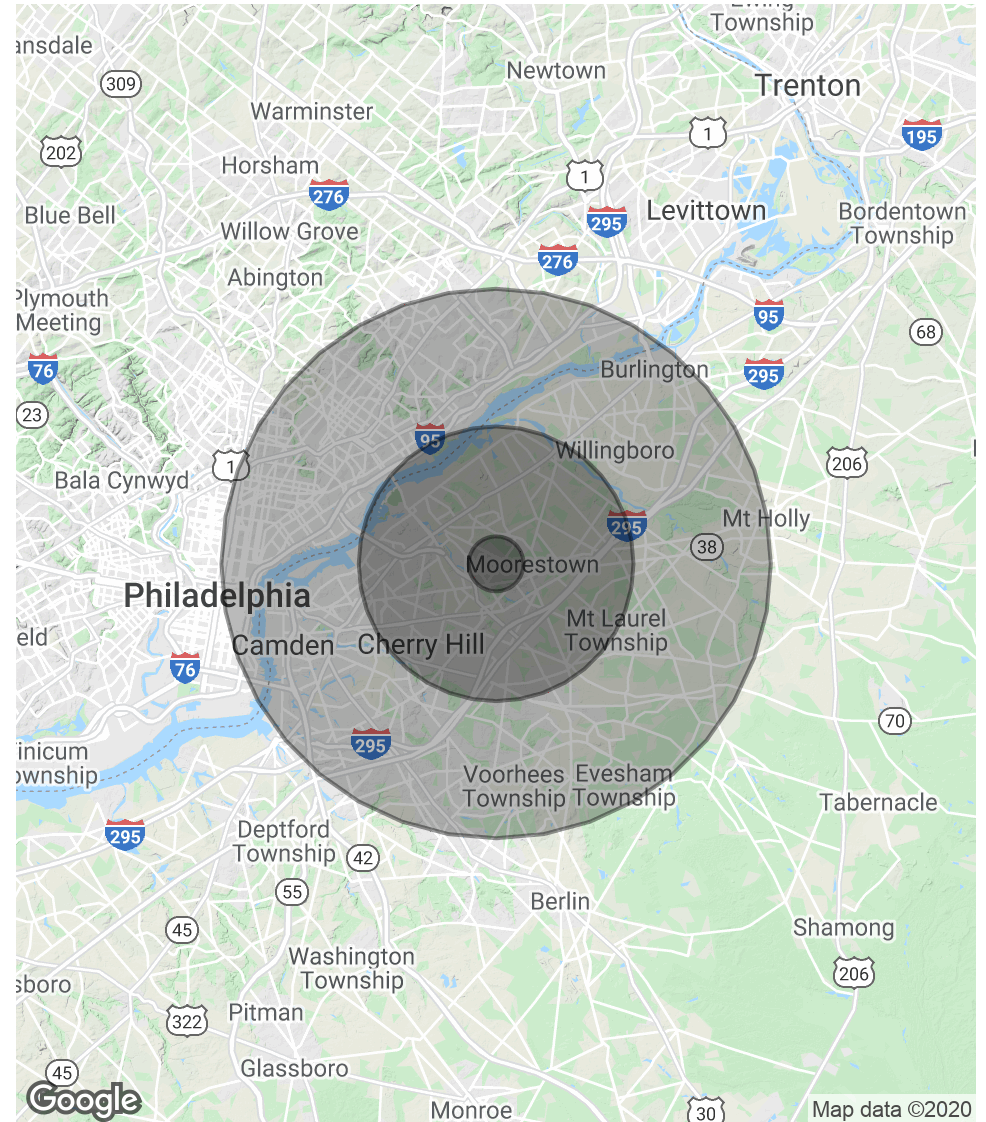
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,633	193,916	1,254,764
Average age	43.5	41.3	37.5
Average age (Male)	41.7	39.9	35.9
Average age (Female)	44.8	42.4	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,773	72,860	462,982
# of persons per HH	2.6	2.7	2.7
Average HH income	\$119,955	\$95,053	\$71,767
Average house value	\$407,174	\$295,560	\$240,887

* Demographic data derived from 2010 US Census



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