



HIGHLY VISIBLE CHERRY HILL OFFICE PROPERTY AVAILABLE FOR SALE OR LEASE



1110 - 1114 WYNWOOD AVENUE | CHERRY HILL, NJ



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





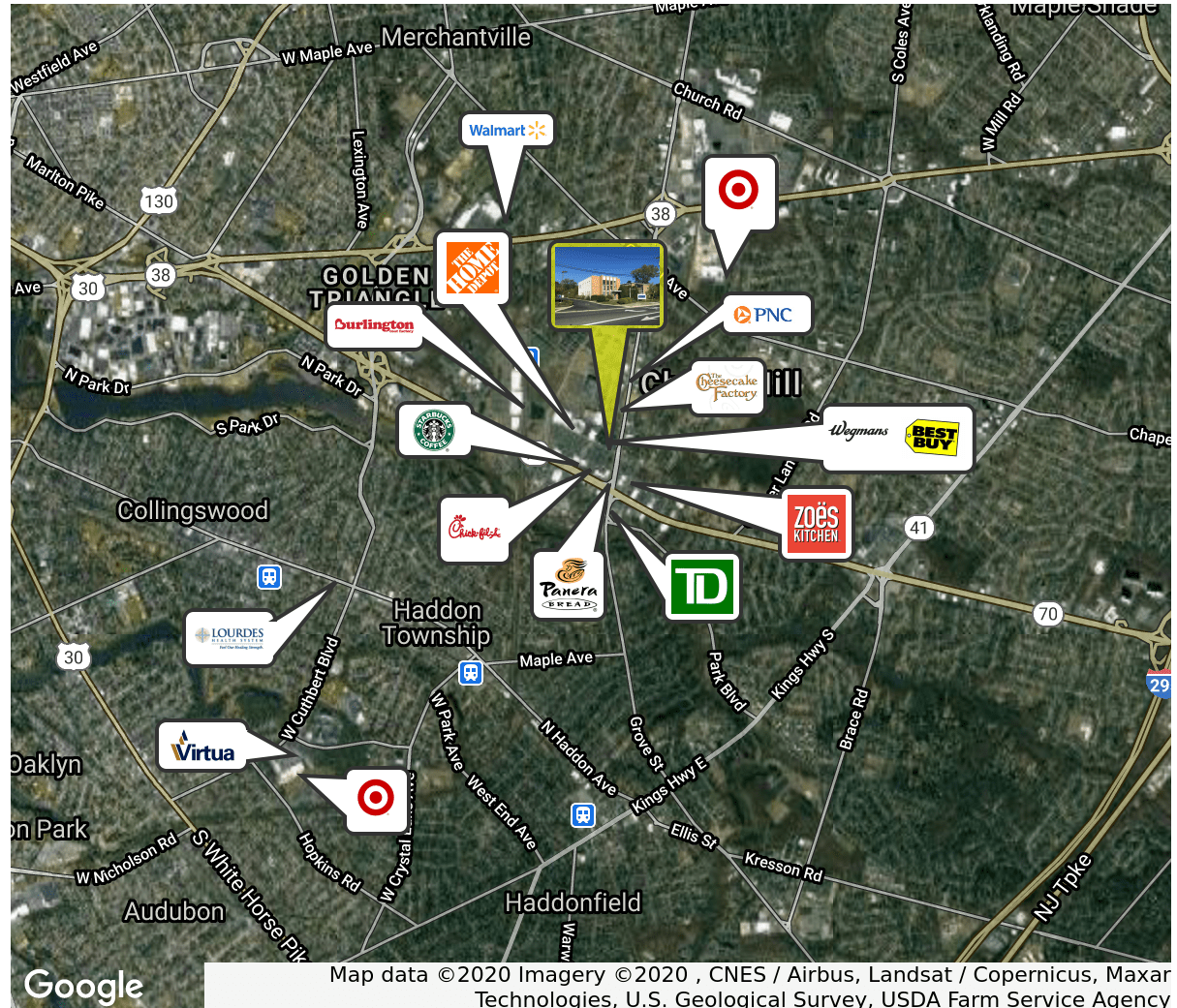
## PROPERTY DESCRIPTION

<b>Location</b>	1110-1114 Wynwood Avenue Cherry Hill, NJ 08002
<b>Size / SF Available</b>	2 Buildings: +/- 12,000 SF
<b>Lease Price</b>	\$15.00/SF Gross Plus Utilities & Janitorial
<b>Sale Price</b>	\$1,600,000
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>Premier Redevelopment opportunity</li> <li>Great visibility at the intersection of Wynnwood and Haddonfield Road</li> <li>Site includes 2 buildings: 1110-1114 Wynwood Avenue totaling 12,000 SF</li> <li>Building amenities include: Conferencing facility, outdoor courtyard with seating, kitchen and partitioned offices</li> <li>Convenient location with easy access to Route 70, 73, I-295 and the New Jersey Turnpike</li> </ul>

## Contact Us

Bethany Brown  
Vice President  
856.857.6396  
bethany.brown@wolfcre.com

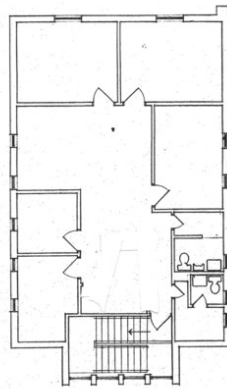
Jason Wolf  
Managing Principal  
856.857.6301  
jason.wolf@wolfcre.com



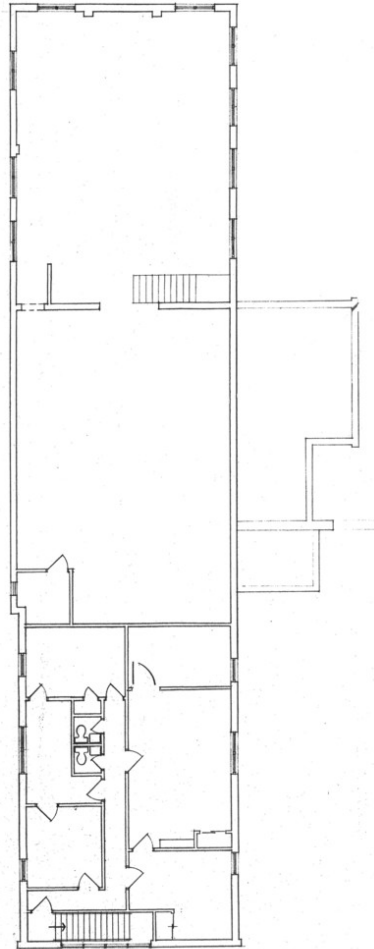
follow us:    

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

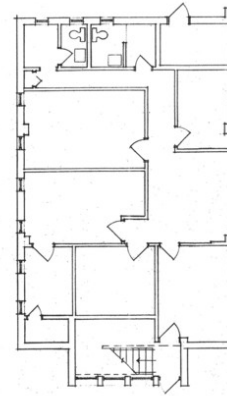
FLOOR PLANS



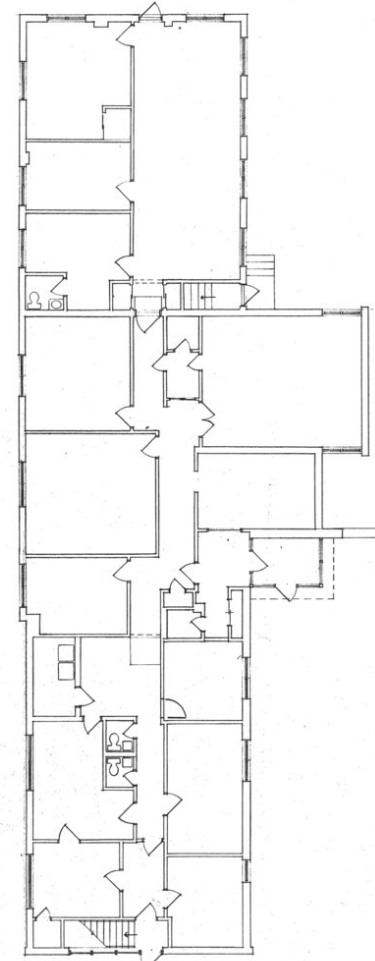
1110 - 2nd Floor



1114 - 2nd Floor



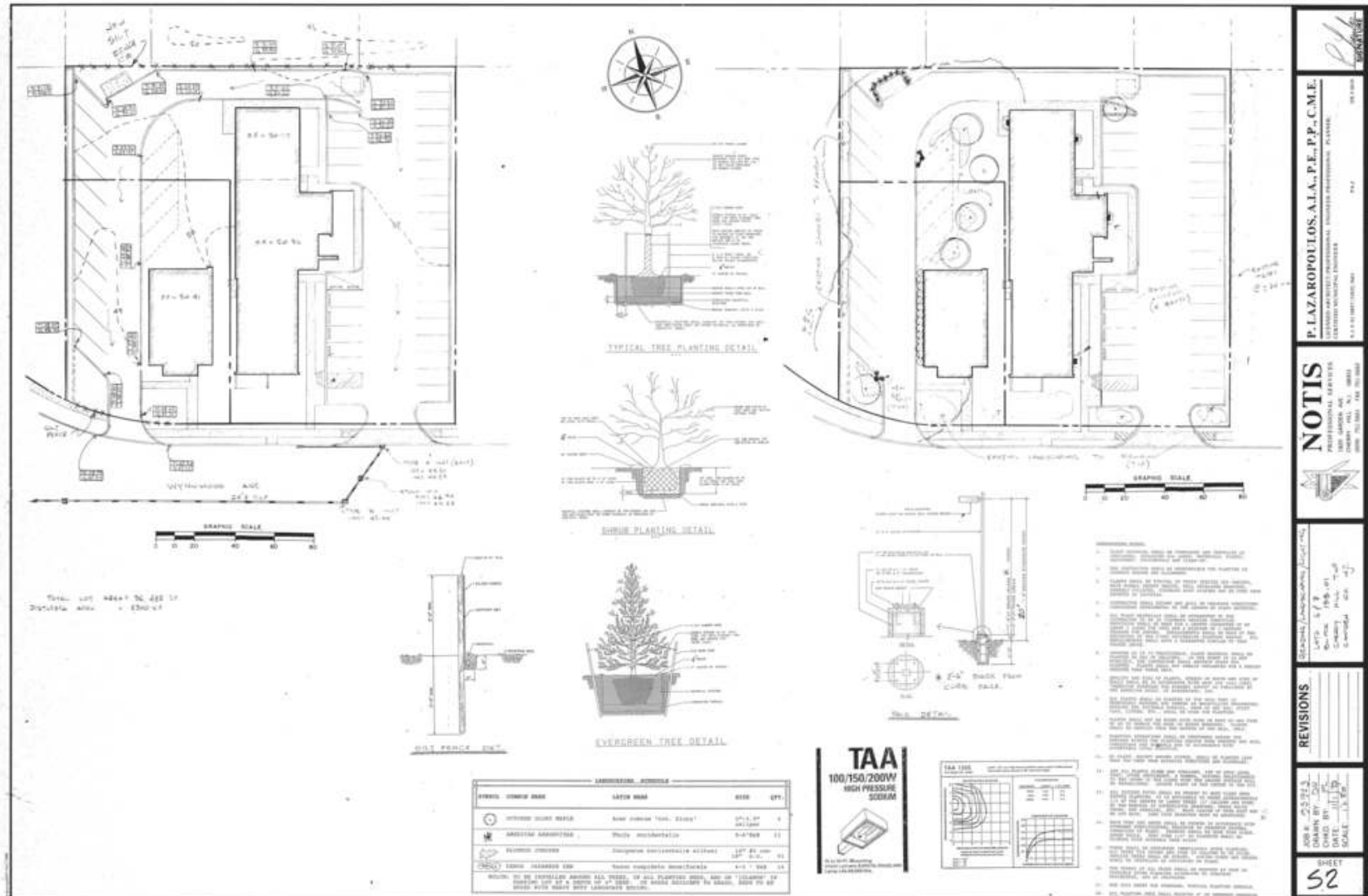
1110 - First Floor



1114 - 2nd Floor

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

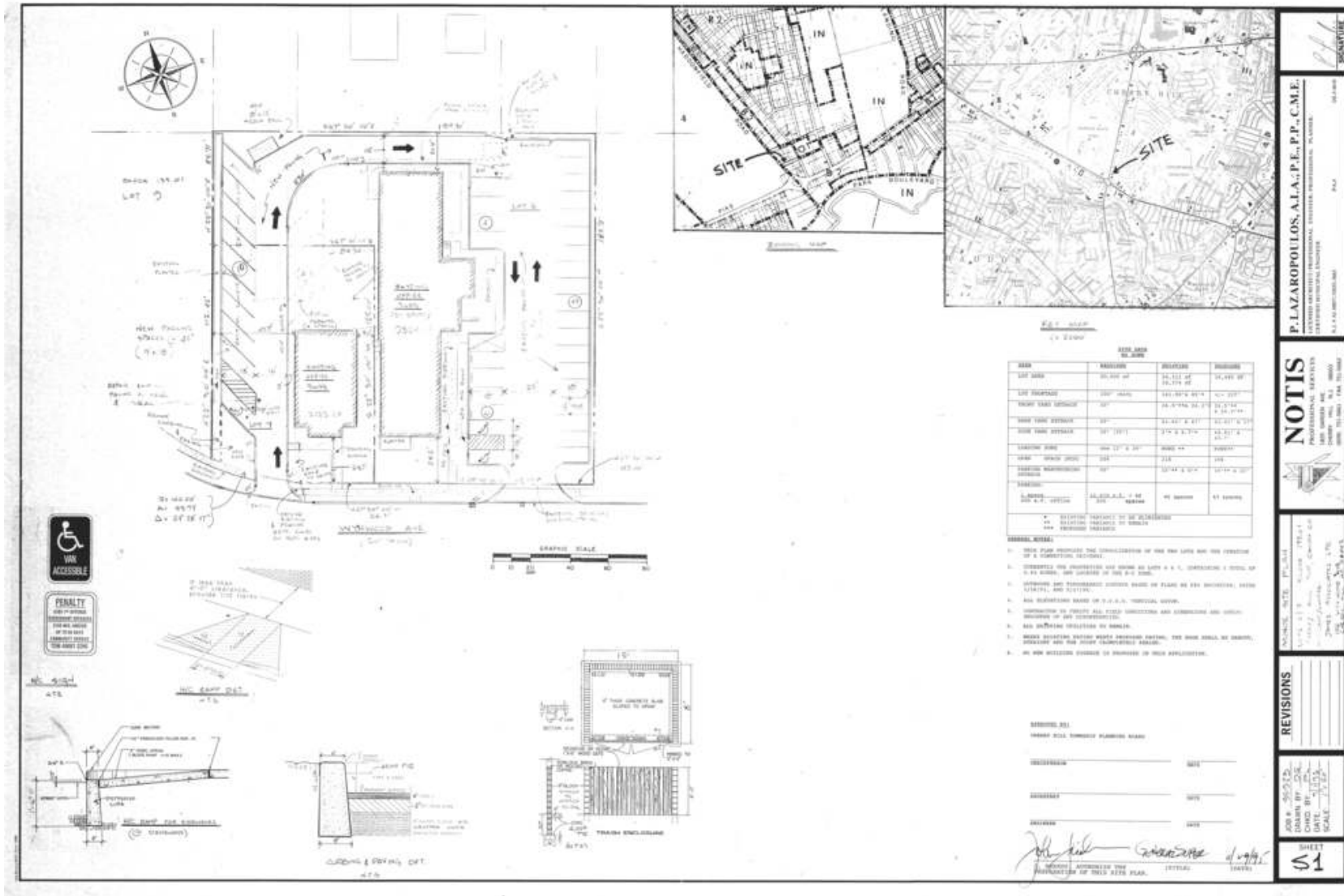
LANDSCAPE PLAN



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

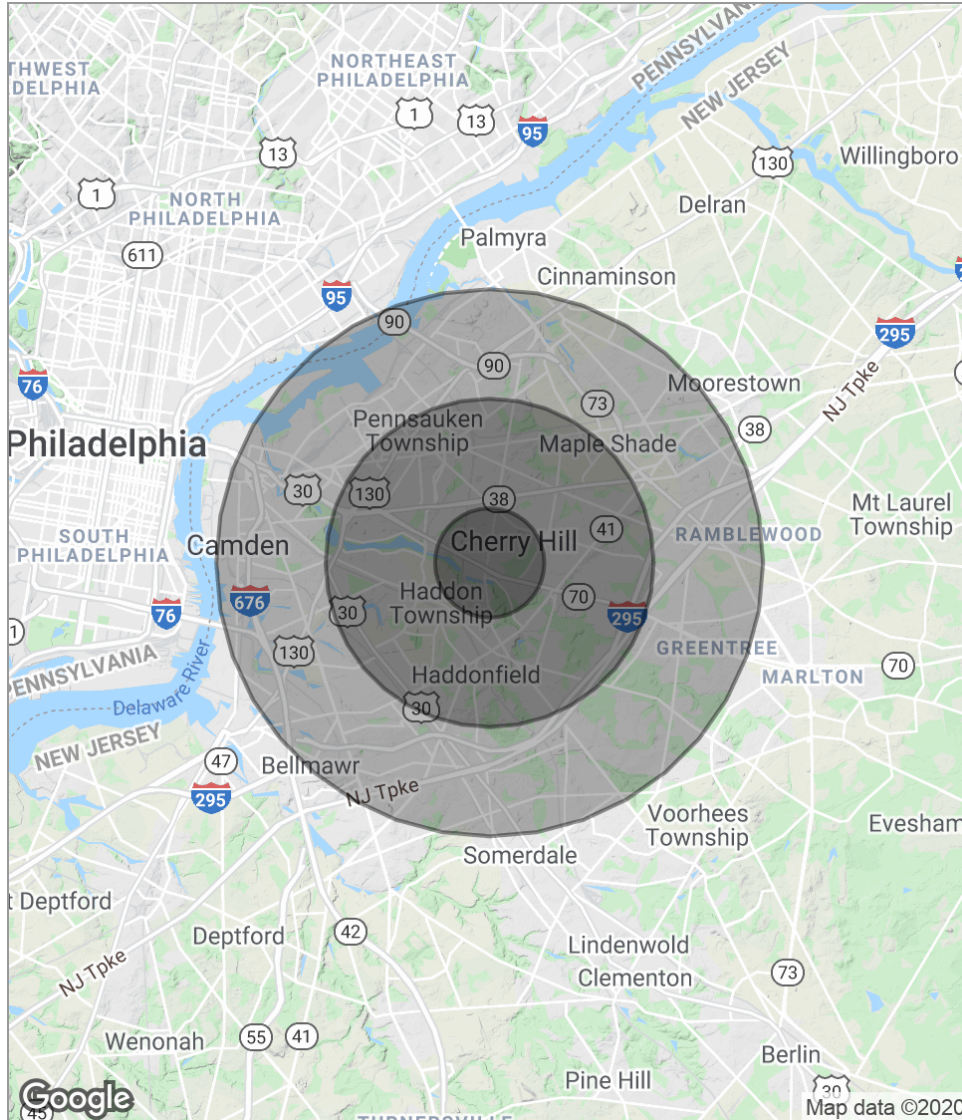


SITE PLAN



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,915	114,461	324,891
Median age	40.4	40.9	38.3
Median age (male)	38.3	38.8	36.6
Median age (Female)	42.5	43.1	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,891	45,291	124,910
# of persons per HH	2.5	2.5	2.6
Average HH income	\$88,210	\$90,014	\$78,462
Average house value	\$313,680	\$280,864	\$259,301

*\* Demographic data derived from 2010 US Census*

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.