



HIGHLY VISIBLE CHERRY HILL OFFICE PROPERTY AVAILABLE FOR SALE OR LEASE



1110 - 1114 WYNNWOOD AVENUE | CHERRY HILL, NJ



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





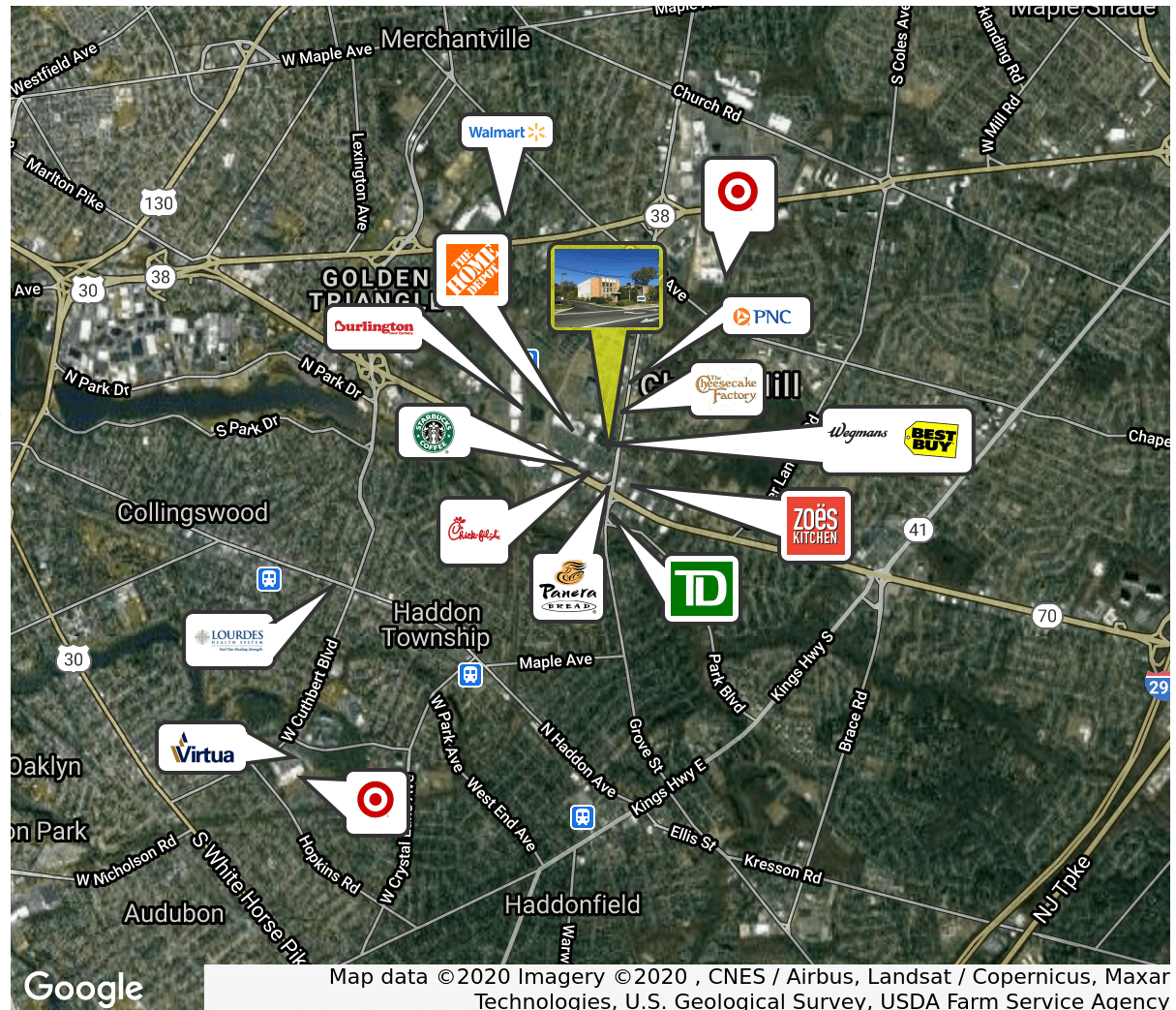
## PROPERTY DESCRIPTION

<b>Location</b>	1110-1114 Wynnwood 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 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

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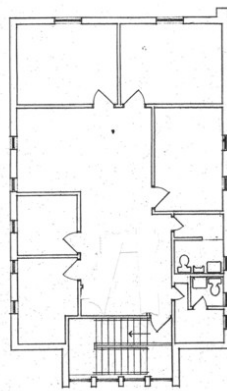
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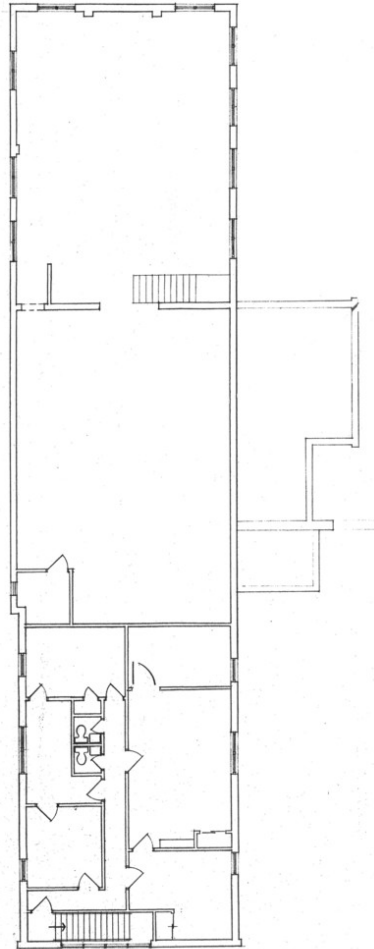
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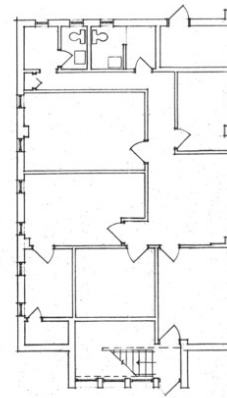
FLOOR PLANS



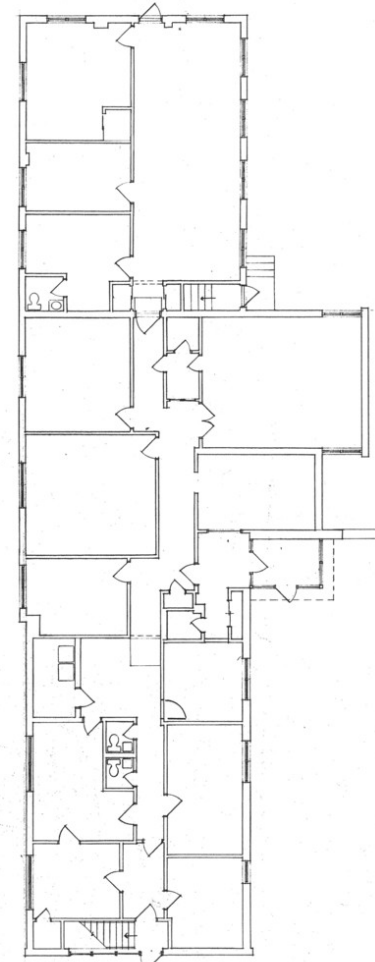
1110 - 2nd Floor



1114 - 2nd Floor



1110 - First Floor



1114 - 2nd Floor

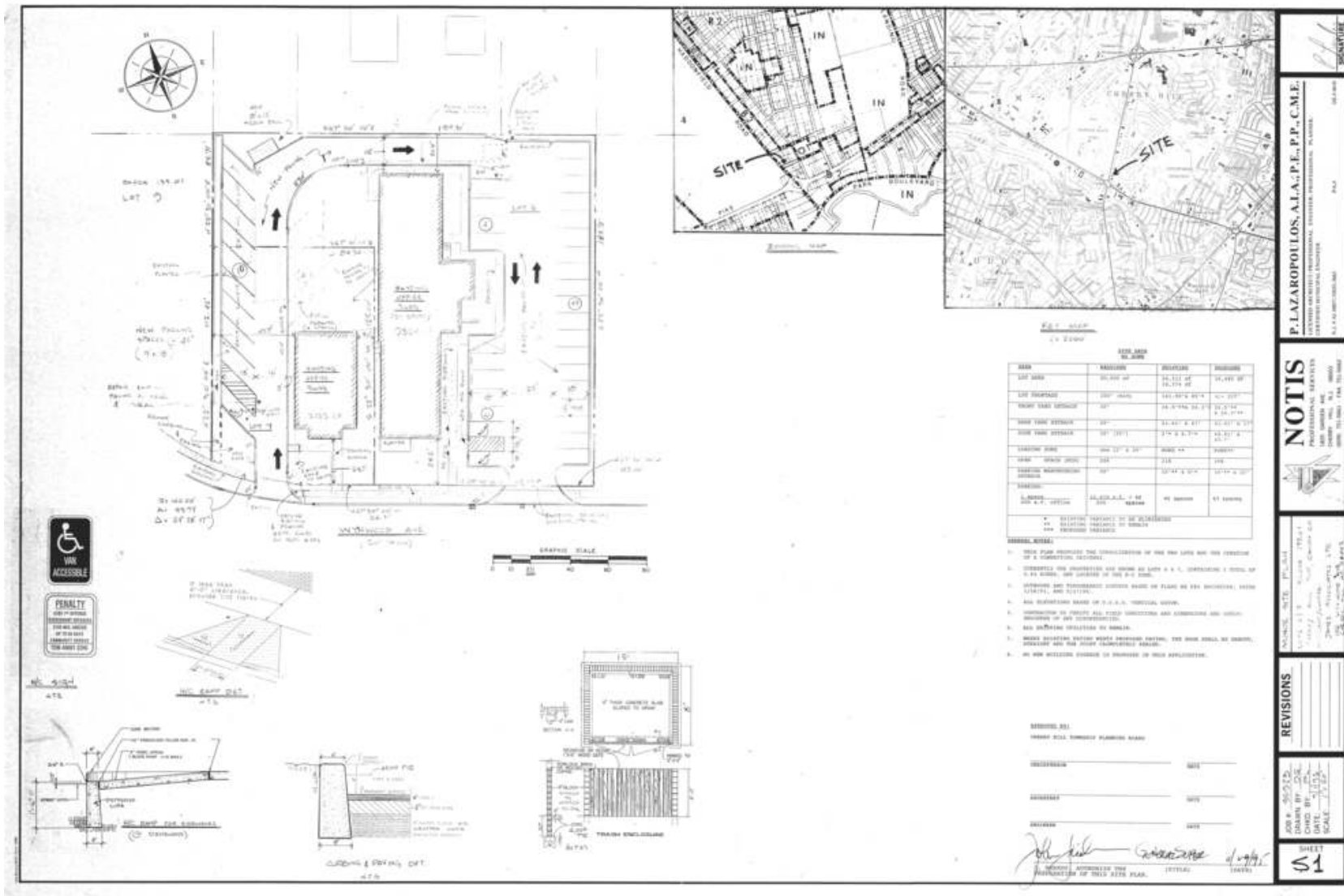
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**CORFAC**  
International

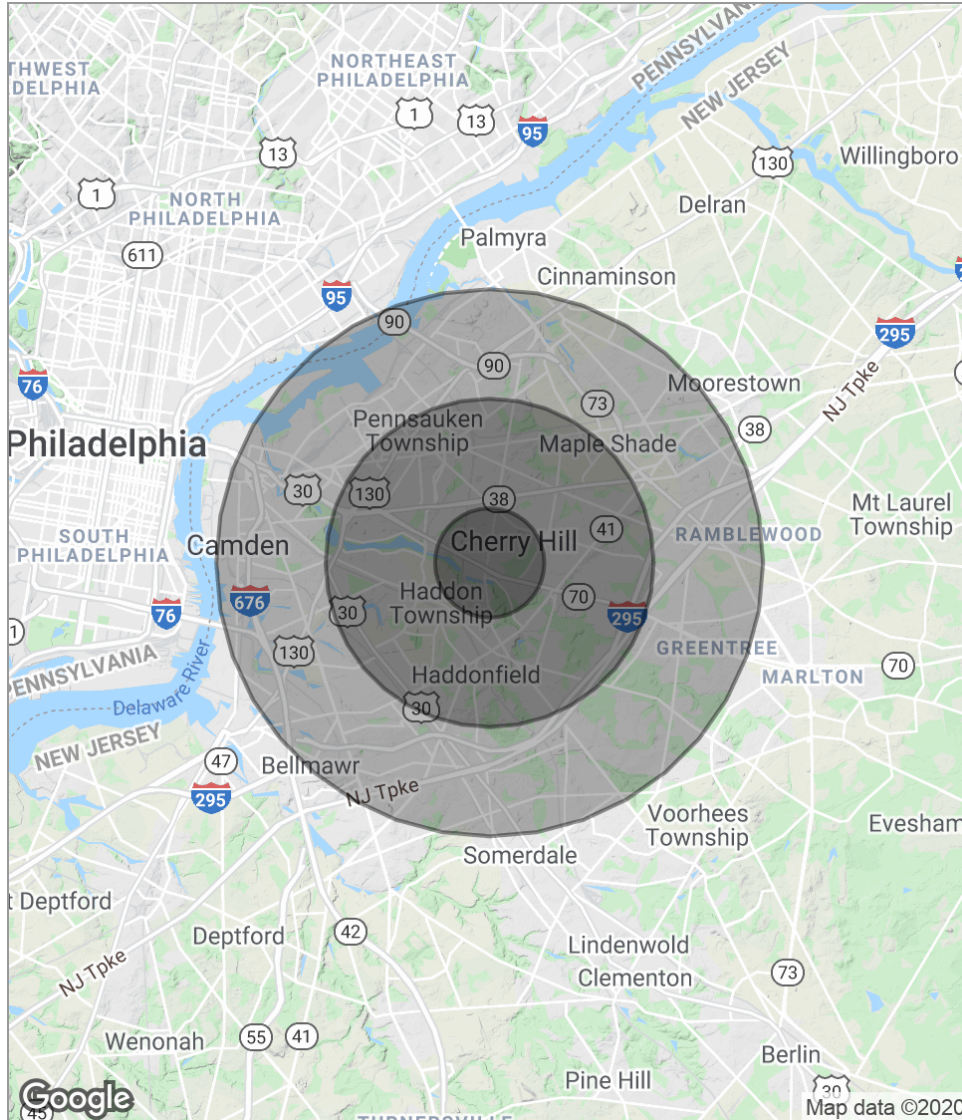


## SITE PLAN



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## 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*

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