



302 CRESCENT BOULEVARD | BROOKLAWN, NJ



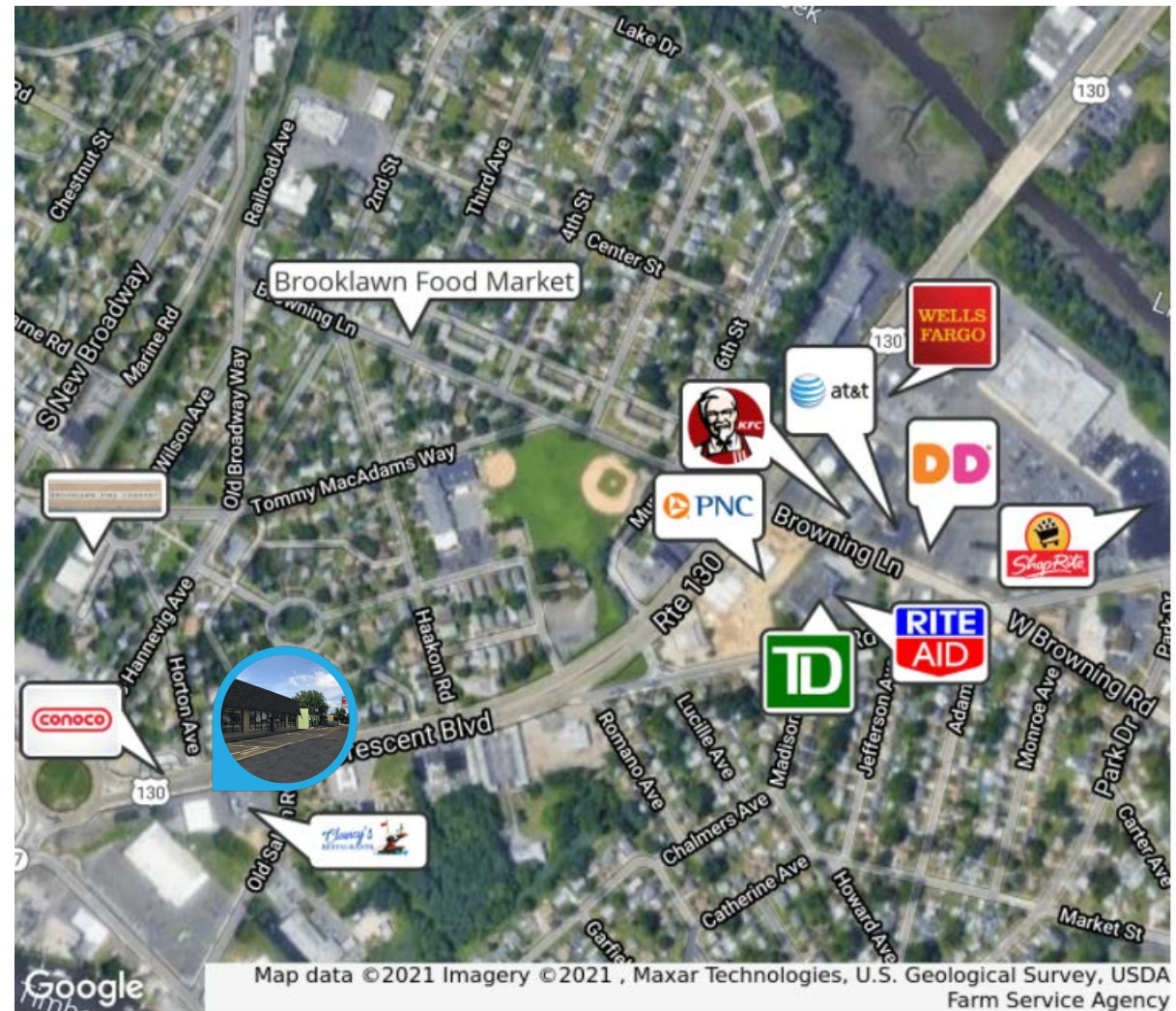
## PROPERTY DESCRIPTION

<b>Location</b>	302 Crescent Boulevard Brooklawn, NJ 08030
<b>Size / SF Available</b>	7,400 SF
<b>Lease Price</b>	\$8.50 SF/yr (NNN)
<b>Sale Price</b>	\$775,000
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• +/-2,400 SF Retail</li> <li>• +/- 5,000 SF Warehouse</li> <li>• New Roof Installed in 2015</li> <li>• Ample Parking (+/- 17 Parking Spaces)</li> <li>• 16 Foot Ceilings</li> <li>• Great Visibility with Route 130 Frontage</li> <li>• Drive-In Garage Door</li> <li>• 1 &amp; 3 Phase Electric</li> <li>• Easy Access to Interstate 295, New Jersey Turnpike, Black Horse Pike</li> <li>• Close Proximity to numerous retail and restaurant establishments and other amenities</li> </ul>

## Contact Us

Bethany Brown  
Vice President  
267.226.6602  
bethany.brown@wolfcre.com

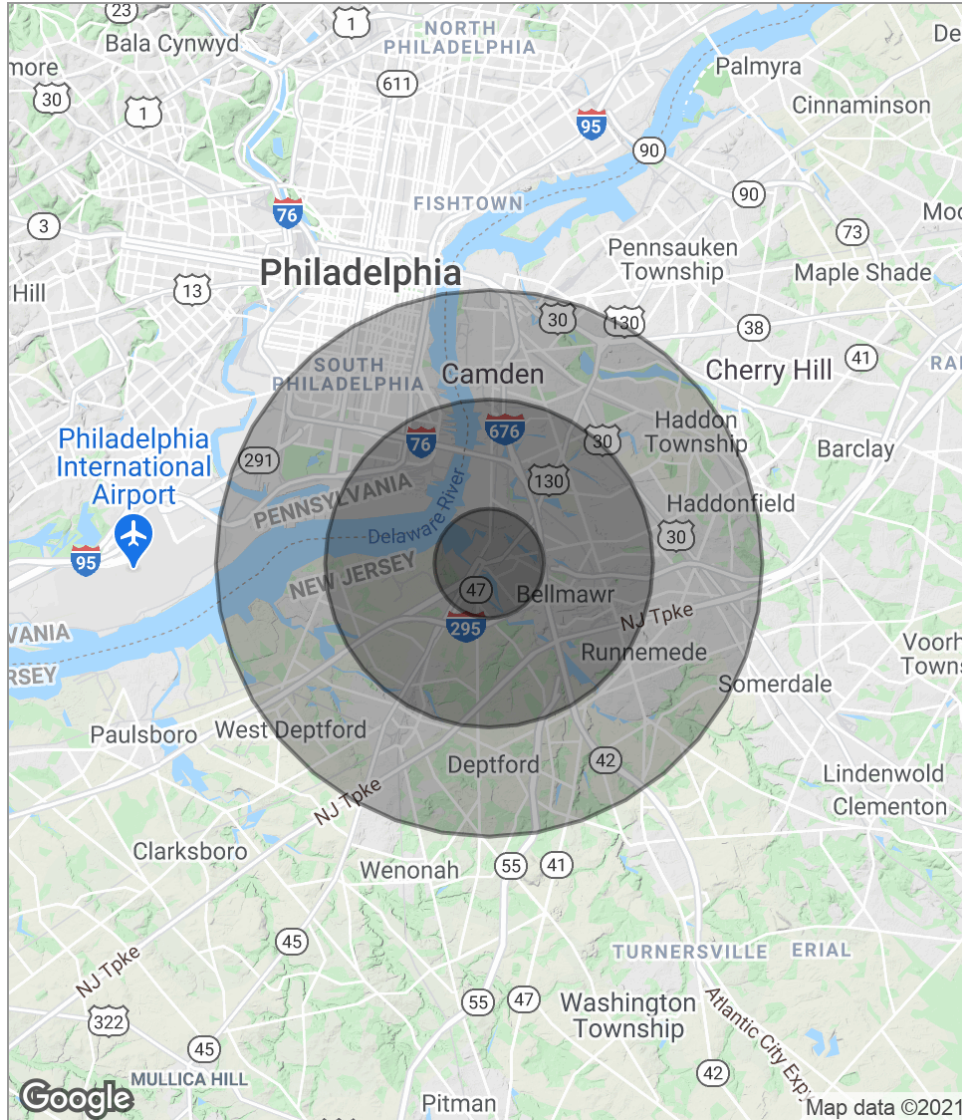
Phil Costa  
Senior Advisor  
609.680.4942  
phil.costa@wolfcre.com



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.

## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,995	133,631	403,457
Median age	33.4	35.3	35.7
Median age (male)	33.0	33.8	34.2
Median age (Female)	33.6	36.6	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,404	52,108	156,546
# of persons per HH	2.8	2.6	2.6
Average HH income	\$58,440	\$60,379	\$65,378
Average house value	\$182,450	\$213,599	\$250,934

*\* 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.



ADDITIONAL PHOTOS



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.