

PREMIER RECREATIONAL / FLEX SPACE



AVAILABLE FOR SALE

± 52,000 SF SITUATED ON 8.72 ACRES

605 GLEN AVENUE, MOORESTOWN, NJ



Wolf Commercial Real Estate
www.wolfcre.com

MARLTON • NJ | PHILADELPHIA | KING OF PRUSSIA • PA



605 GLEN AVENUE | UNIQUE OPPORTUNITY

- Located in Moorestown Industrial Park
- Zoning: BP-1 (Business Park - 1) & SRC-1 (Specialty Restricted Commercial - 1)
- Currently occupied by The Fieldhouse & Strive Physical Therapy
- 2021 Taxes: \$72,330.00
- Public Utilities: PSEG

Specifications

Section 1 *Butler Building*

- +/- 30,000 SF
- 34' - 43' Clear
- LED Lighting
- Heat & Air Conditioned

Section 2

- +/- 10,000 SF
- 15' 2" - 17' 5" Clear
- LED Lighting
- Heat & Air Conditioned

Section 3

Partially Occupied by Strive & Stellar

- +/- 12,000 SF
- 16' Clear
- LED Lighting
- Heat & Air Conditioned

605 GLEN
AVENUE

NOTABLE
TENANTS IN THE PARK



Hillrom™

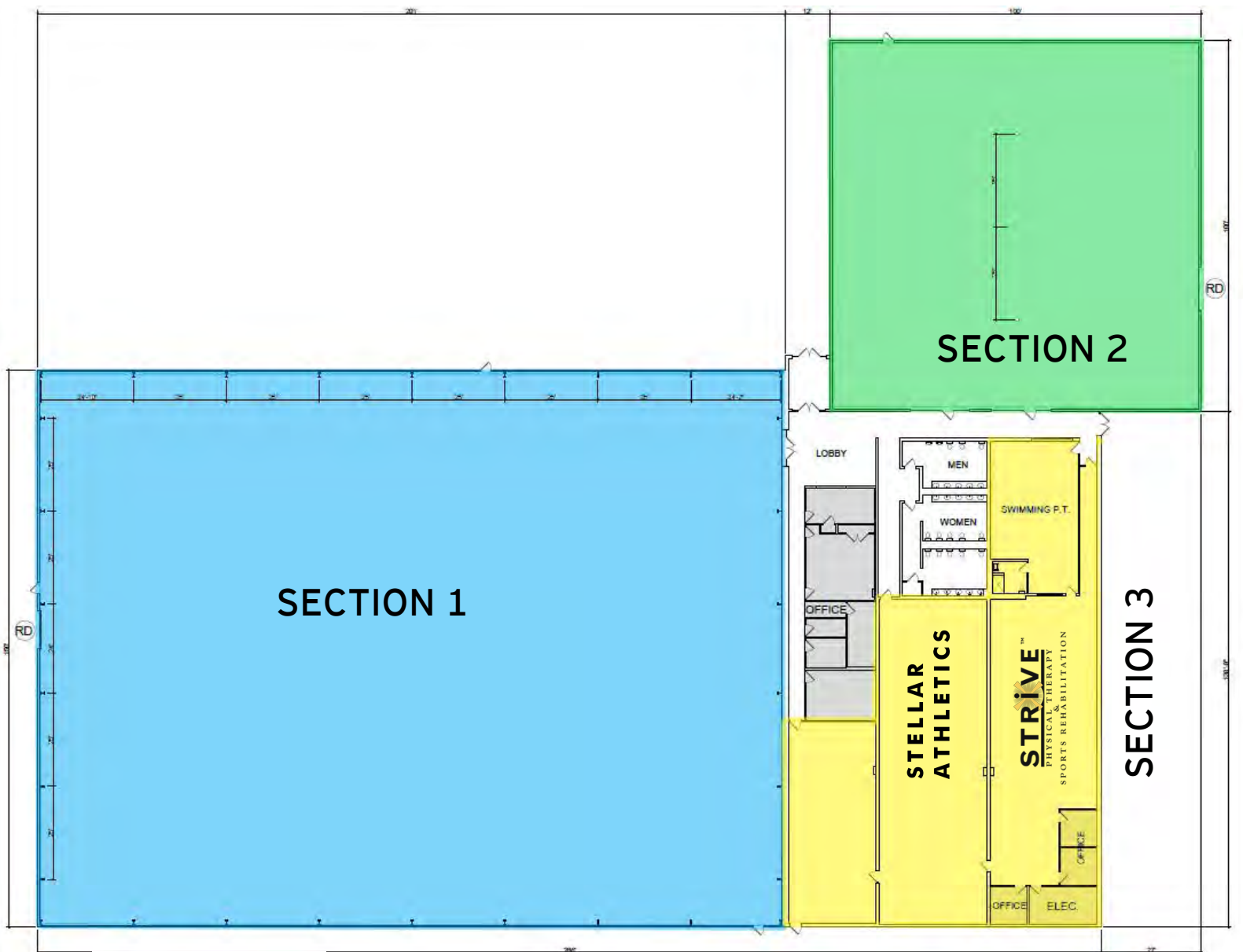


S.P. RICHARDS CO.™
A Tradition of Trust

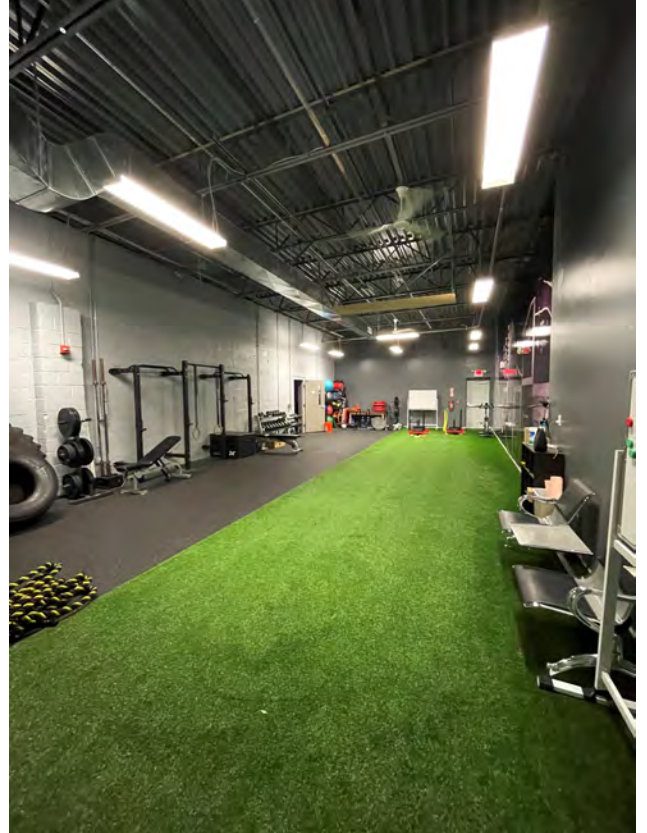


**FOR ADDITIONAL INFORMATION REGARDING ZONING
AND BUILDING RESTRICTIONS IN THE PARK**

Floor Plan



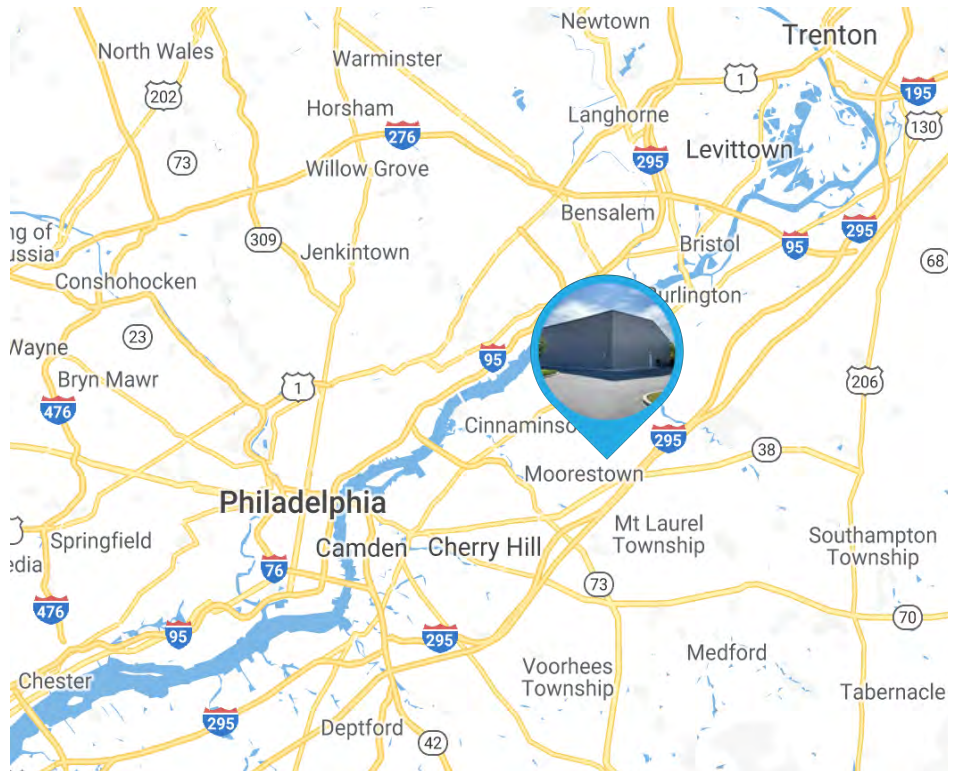
Additional Pictures



Area Map

Accessibility

Route 73	1 mi.
Route 38	2 mi.
I-295 (Exit 40B)	3 mi.
NJ Turnpike (Exit 4)	5 mi.
Philadelphia, PA	13 mi.
Philadelphia Intl' Airport	22 mi.
Newark Intl' Airport	74 mi.
New York, NY	89 mi.



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,959	70,976	186,801
Average age	43.8	41.2	41.8
Average age (Male)	41.9	40.3	40.4
Average age (Female)	45.0	42.3	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,285	27,640	71,549
# of persons per HH	2.6	2.6	2.6
Average HH income	\$125,616	\$98,019	\$97,215
Average house value	\$407,203	\$331,648	\$302,134

** Demographic data derived from 2010 US Census*

Contact Us

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