

OWNER/OCCUPANT



INVESTMENT OPPORTUNITY

±20,000SF SITUATED ON 1.77 ACRES

1934 OLNEY AVENUE, CHERRY HILL, NJ



Wolf Commercial Real Estate
www.wolfcre.com

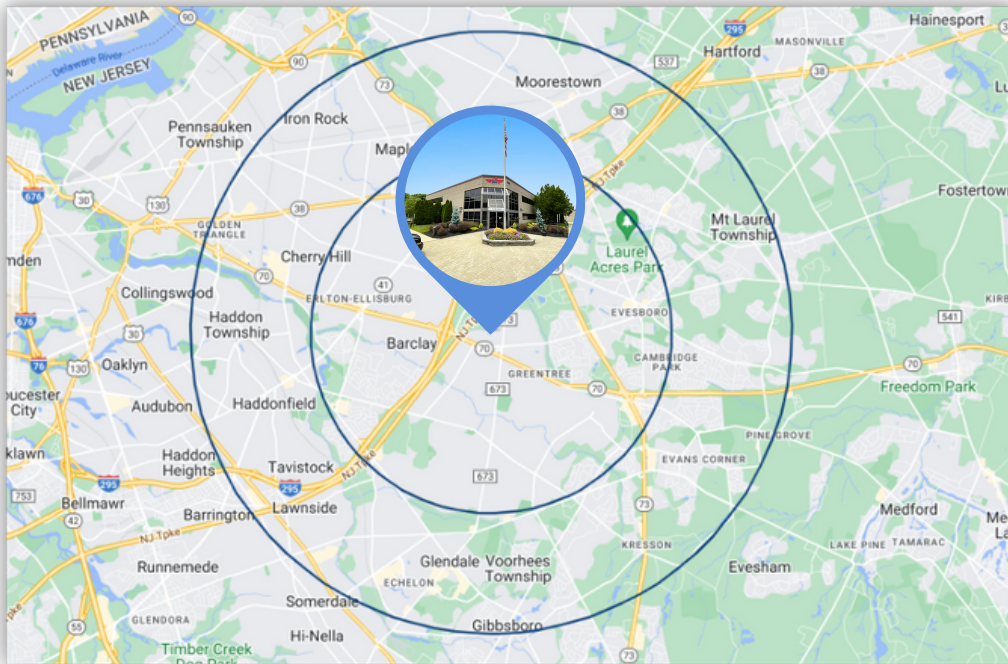


MARLTON, NJ | PHILADELPHIA, PA

1934 OLNEY AVENUE | CHERRY HILL, NJ

- +/- 20,000 SF building total
- +/- 5,000 SF available for owner/occupant
- 12,500 SF Leased to IAA (Expiration: 12/31/2029)
- Situated on +/- 1.77 acre site
- Ideal for professional office owner/occupant
- Asking Price \$2.2M
- Zoning IR (Industrial Restricted)
- Estimated NOI: \$180,596.26 (2022)
- Easy access to Routes 70 and 73, I-295, NJ Turnpike

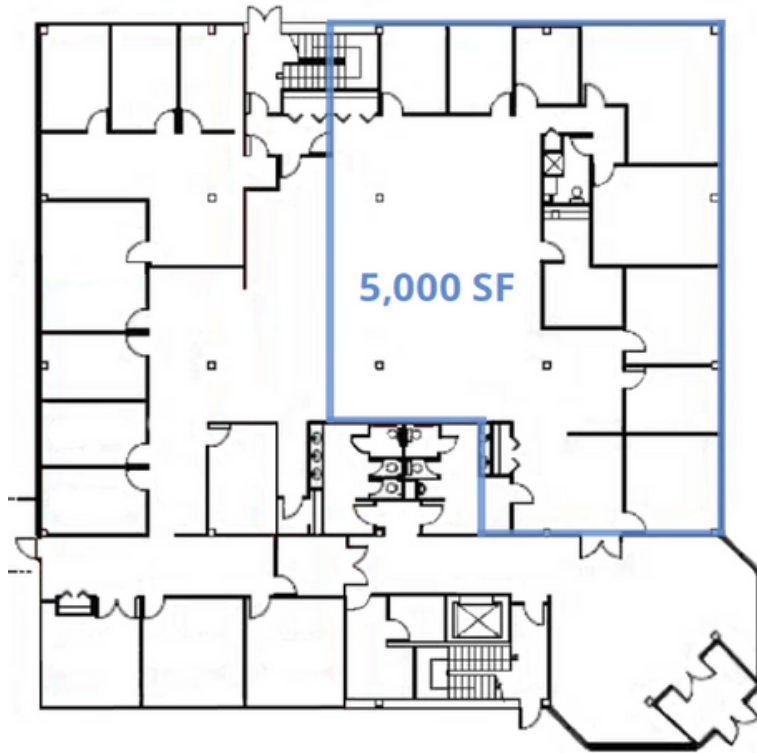
Demographics



HOUSEHOLDS & INCOME	3 MILES	5 MILES
Total households	33,924	91,442
Average HH income	\$129,622	\$129,342
Average HH value	\$299,630	\$297,303
TOTAL POPULATION	85,914	230,800

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.

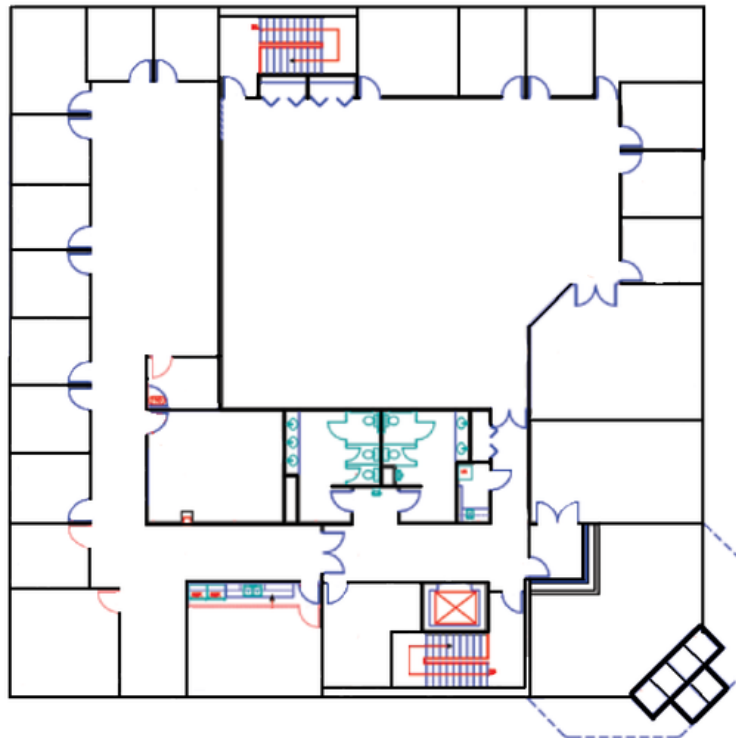
Floor Plans



FIRST FLOOR

- +/- 5,000 SF for owner/occupant
- 7 perimeter offices with bullpen open floor plan
- Wall to floor windowed conference room
- Kitchenette & bathroom
- Common area

SECOND FLOOR



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1934
OLNEY
AVENUE

NOTABLE
TENANTS



Founded in 1990, Insurance Administrator of America (IAA) offers comprehensive services in plan administration, claims, and strategy to businesses and insurance brokers. IAA collaborates with clients to tailor unique benefits plans, supporting employees and their families in accessing essential healthcare.

Insurance Administrator of America offers a range of products from traditional self-funding to traditional family medical leave, catering to diverse client needs.

Guided by core values such as teamwork, innovation, trust, value and accountability, IAA is dedicated to ensuring clients' success in securing fitting benefits.

ADDITIONAL IMAGES



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MARLTON, NJ | PHILADELPHIA, PA

Who We Are



Bethany Brown

Vice President

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In 2020, Bethany Brown joined Wolf Commercial Real Estate, bringing over 15 years of experience in commercial real estate. Her expertise lies in crafting innovative, adaptable real estate strategies for clients in Southern New Jersey and Philadelphia. With a focus on tailoring creative solutions to individual client needs, Bethany has collaborated with a range of corporate users, religious organizations, private schools, and nonprofits.



Jason Wolf

Managing Principal

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With over 28 years of experience in Landlord, Tenant, and Corporate representation, Jason specializes in various property types including office, retail, medical, industrial, and investment properties in Southern New Jersey and the Philadelphia region. He is the visionary behind Wolf Commercial Real Estate, founded in 2012, now recognized as a top-tier commercial real estate advisory and property management firm in South Jersey.