

INVESTMENT OFFERING



+/- 43,866 SF SITUATED ON 1.42 ACRES
GROVE OFFICE PLAZA
515 GROVE STREET AND 504 WHITE HORSE PIKE
HADDON HEIGHTS, NJ

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CORFAC
INTERNATIONAL



PROPERTY DESCRIPTION

Location:	515 Grove Street & 504 White Horse Pike Haddon Heights, NJ
Building Size:	+/- 43,866 SF
Percent Leased:	80%
2025 NOI:	\$359,787.58
Cap Rate:	10% Cap Rate
Weighted Average Lease Term (WALT):	6.7 Years

PROPERTY AREA/HIGHLIGHTS

- Class "B" mid-rise office building situated in a high income neighborhood serving Collingswood, Haddonfield, and Cherry Hill markets
- 80% Leased to ten tenants, anchor Tenant renewed for 7 years in October of 2025
- Located on White Horse Pike (Route 30), with 23,000 vehicles per day and Less than 2 miles to Haddonfield PATCO station
- Immediate Access to I-295 and NJ Turnpike connecting to Camden, Cherry Hill, and Philadelphia metro markets
- Strong Local Population Base: 53,000+ residents within 1 mile; 303,000+ within 3 miles
- Average HH income > \$120,000 within 3 miles

BUILDING TENANTS



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PROPERTY SURVEY



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