

1451 CHEWS LANDING RD

Clementon, NJ



PROFESSIONAL OFFICE BUILDINGS FOR SALE

TWO BUILDINGS

+/- 4,710 SF TOTAL



PROPERTY FEATURES

- Sale Price: \$490,000
- Ideal for owner/user or investor
- Value-add opportunity
- Building A:
 - Single tenant
 - Fully leased
- Building B:
 - 11 Suites
 - 2 Vacancies
- Pylon signage off Chews Landing Road (+/- 10,000 VPD)
- Ample parking
- Strategically located in affluent Gloucester Township
- Close proximity to Routes 42, 168, 30, I-295, & NJ Turnpike

LOCAL MAP & DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
MEDIAN HOUSEHOLD INCOME	\$103,562	\$86,318	\$88,564
POPULATION	9,859	96,370	240,757
HOUSEHOLDS	4,014	40,029	97,815
EMPLOYED POPULATION	7,394	66,530	166,978
MEDIAN AGE	43.7	40.6	40.6

EDUCATION (POPULATION 25+ YEARS)

1 MILE	3 MILES	5 MILES
3.5% No High School Diploma	5.8% No High School Diploma	6.1% No High School Diploma
26.8% High School Graduate	33.8% High School Graduate	31.9% High School Graduate
28.3% Some College/ Associate's Degree	27.8% Some College/ Associate's Degree	25.1% Some College/ Associate's Degree
41.4% Bachelor's/Grad/ Prof Degree	32.6% Bachelor's/Grad/ Prof Degree	37.0% Bachelor's/Grad/ Prof Degree

EMPLOYMENT (POPULATION 16+ YEARS)

White Collar 75.0%	White Collar 69.2%	White Collar 69.4%
Blue Collar 14.0%	Blue Collar 19.5%	Blue Collar 19.1%
Services 12.4%	Services 13.9%	Services 14.3%
5.7% Unemployment Rate	5.6% Unemployment Rate	5.2% Unemployment Rate

LOCATION & ACCESS

ROUTE 42	1.6 MILES
BLACK HORSE PIKE (ROUTE 168)	2.3 MILES
WHITE HORSE PIKE (ROUTE 30)	3.1 MILES
INTERSTATE 295	6.4 MILES
NEW JERSEY TURNPIKE	8.5 MILES
PHILADELPHIA, PA	16.0 MILES

PROPERTY HIGHLIGHTS

Building A: Fully Leased (Single Office Tenant)
Building B: 11 Suites Only 2 Vacancies
Ample On-Site Parking
Pylon Signage on Chews Landing Road
High Visibility with Approximately 10,000-15,000 Vehicles Per Day
Located in Gloucester Township – One of Camden County's Largest Municipalities
Minutes to Major Highways, Philadelphia & South Jersey

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.



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