



OFFICE BUILDING FOR SALE

# 412 S WHITE HORSE PIKE

Audubon, NJ 08106

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

4,000 SF Professional Office Building for sale in the heart of Audubon on the highly trafficked White Horse Pike. This property has been the home of a law firm for over 20 years. The property has 12 private parking spaces for employees. This office building consists of a first floor with a large reception area, 7 private offices, conference room, and bathroom. The second floor includes 6 private offices conference room, full bathroom, and kitchenette. With A/A-1 zoning code, this property has the ideal zoning for a professional building use and offers an opportunity for a residential use on the 2nd floor. Easy conversion capability to split the 1st and 2nd floor to separate business users.

## OFFERING SUMMARY

<b>Number of Units:</b>	2
<b>Lot Size:</b>	0.29 Acres
<b>Building Size:</b>	4,000 SF
<b>Private Parking Spaces:</b>	12 spaces
<b>Sale Price:</b>	<b>\$699,999</b>



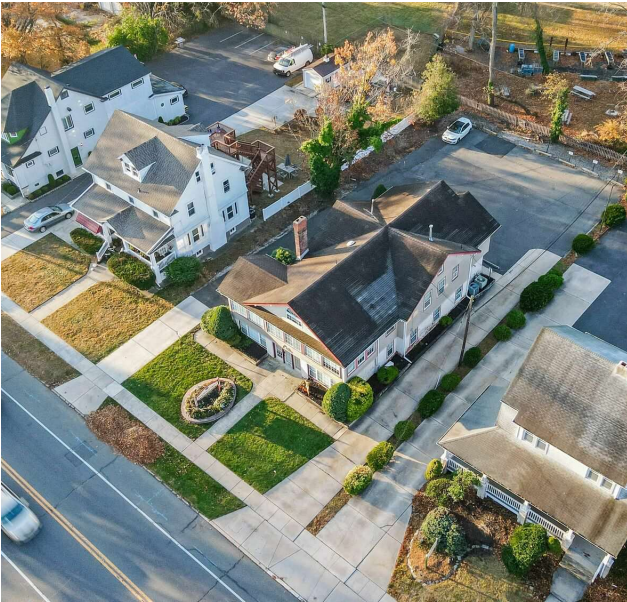
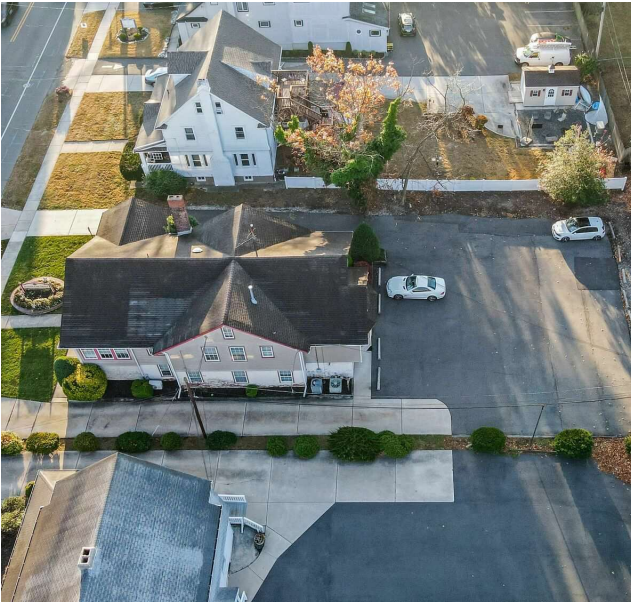
# INTERIOR PHOTOS



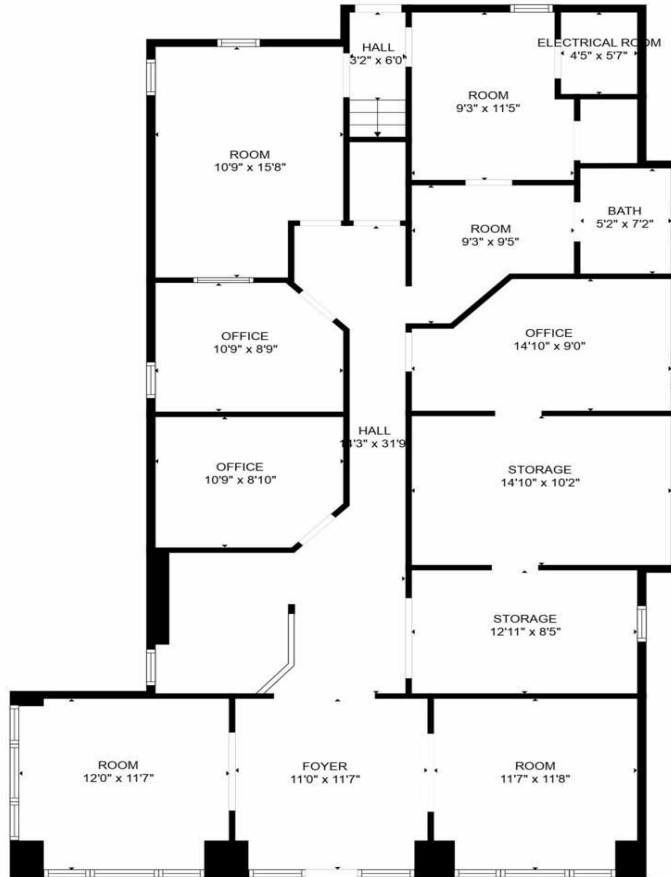
# PHOTOS



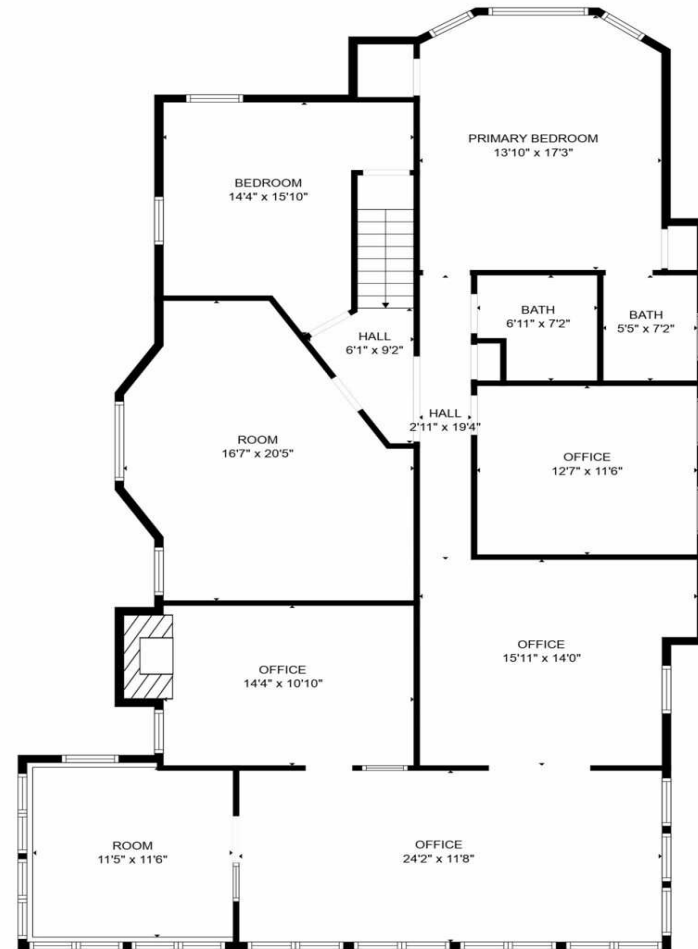
# PHOTOS



# FIRST AND SECOND FLOOR - FLOOR PLANS



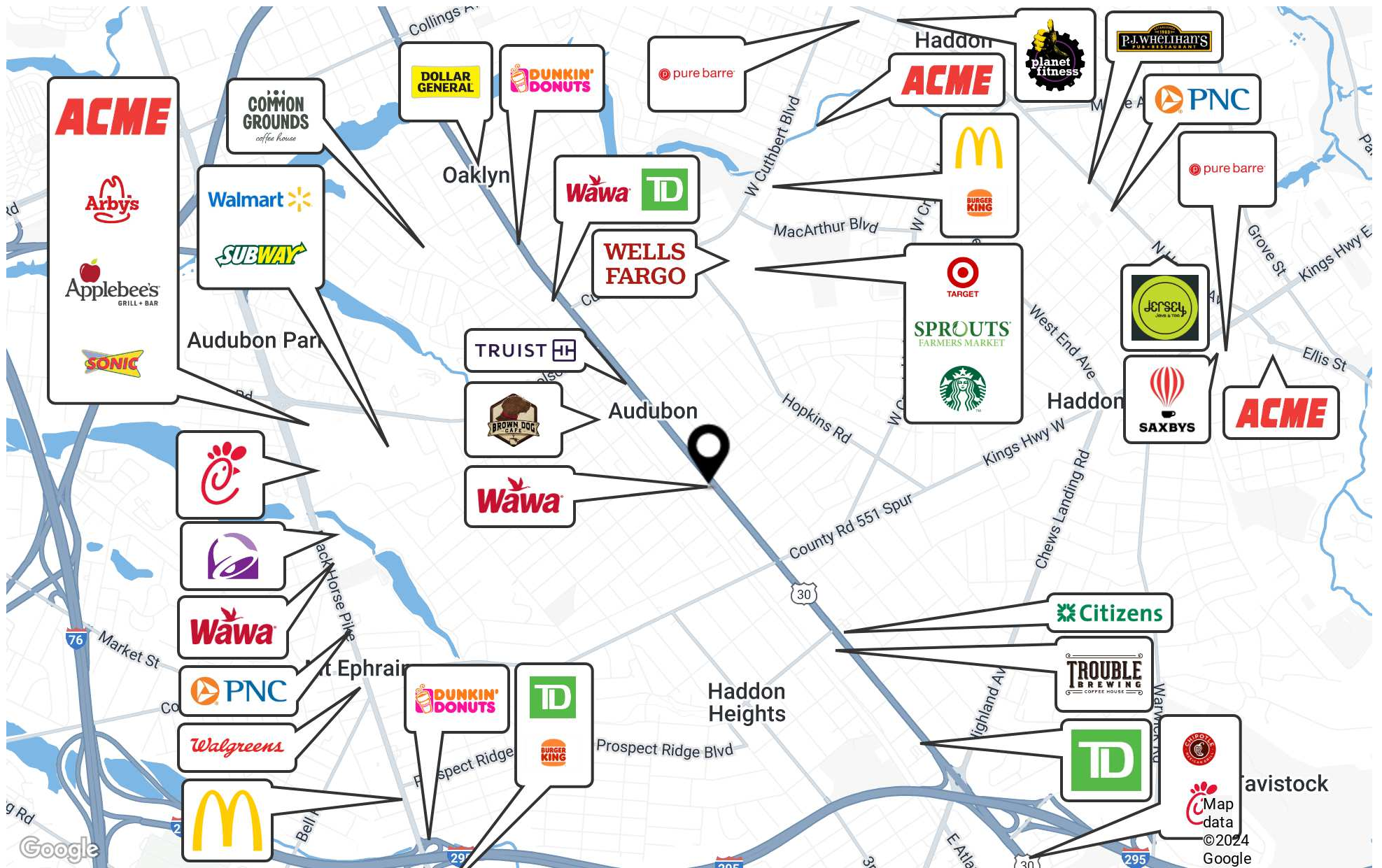
FLOOR 1



FLOOR 2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# RETAILER MAP





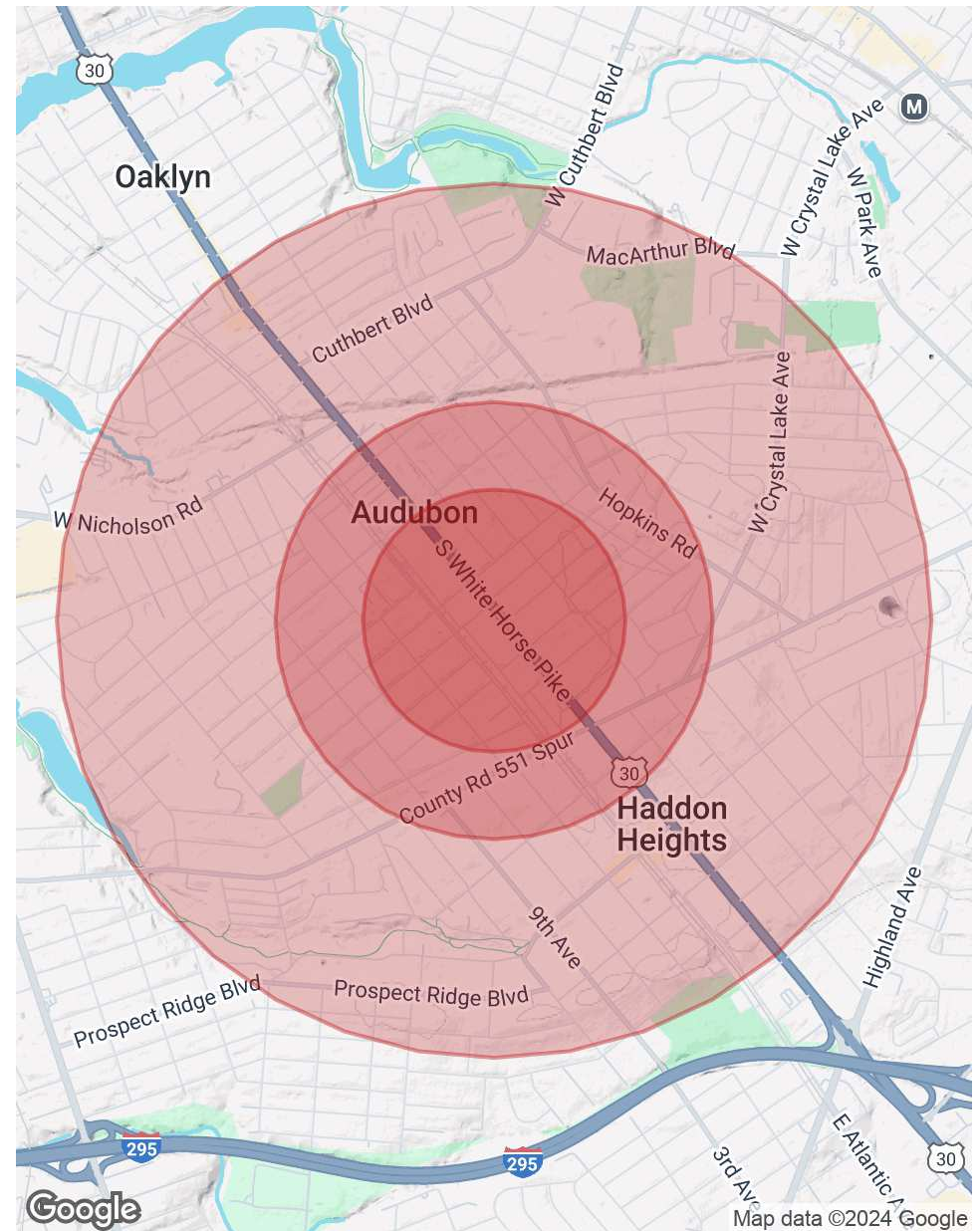
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Population</b>	1,970	5,371	18,156
<b>Average Age</b>	42	42	43
<b>Average Age (Male)</b>	41	41	41
<b>Average Age (Female)</b>	43	43	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	827	2,256	7,838
<b># of Persons per HH</b>	2.4	2.4	2.3
<b>Average HH Income</b>	\$131,733	\$128,399	\$136,109
<b>Average House Value</b>	\$378,485	\$377,521	\$402,349

Demographics data derived from AlphaMap



# DEAL TEAM

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