

# PROMINENT PROFESSIONAL OFFICE WITH DRIVE-THRU AVAILABLE



**2932 HADDONFIELD ROAD  
PENNSAUKEN, NJ**

**Eric Flocco**  
Vice President  
609.790.6940  
eric.flocco@wolfcre.com



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.



**Wolf Commercial Real Estate**  
**www.WolfCRE.com**



## PROPERTY DESCRIPTION

**Location:** 2932 Haddonfield Road  
Pennsauken, NJ 08110

**Size/SF Available:** +/- 2.252 SF on  
+/- 2.78 acres

**Sale Price:** Call for information

**Signage:** Monument Signage

**Frontage:** 393 ft. along  
Haddonfield Road

## PROPERTY AREA/HIGHLIGHTS

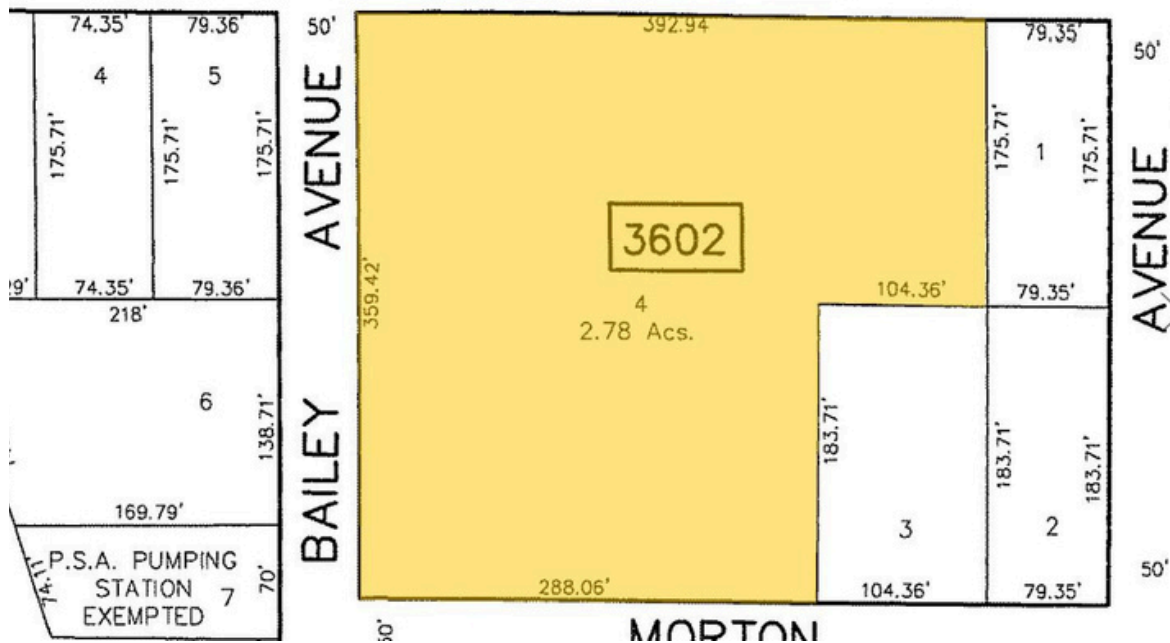
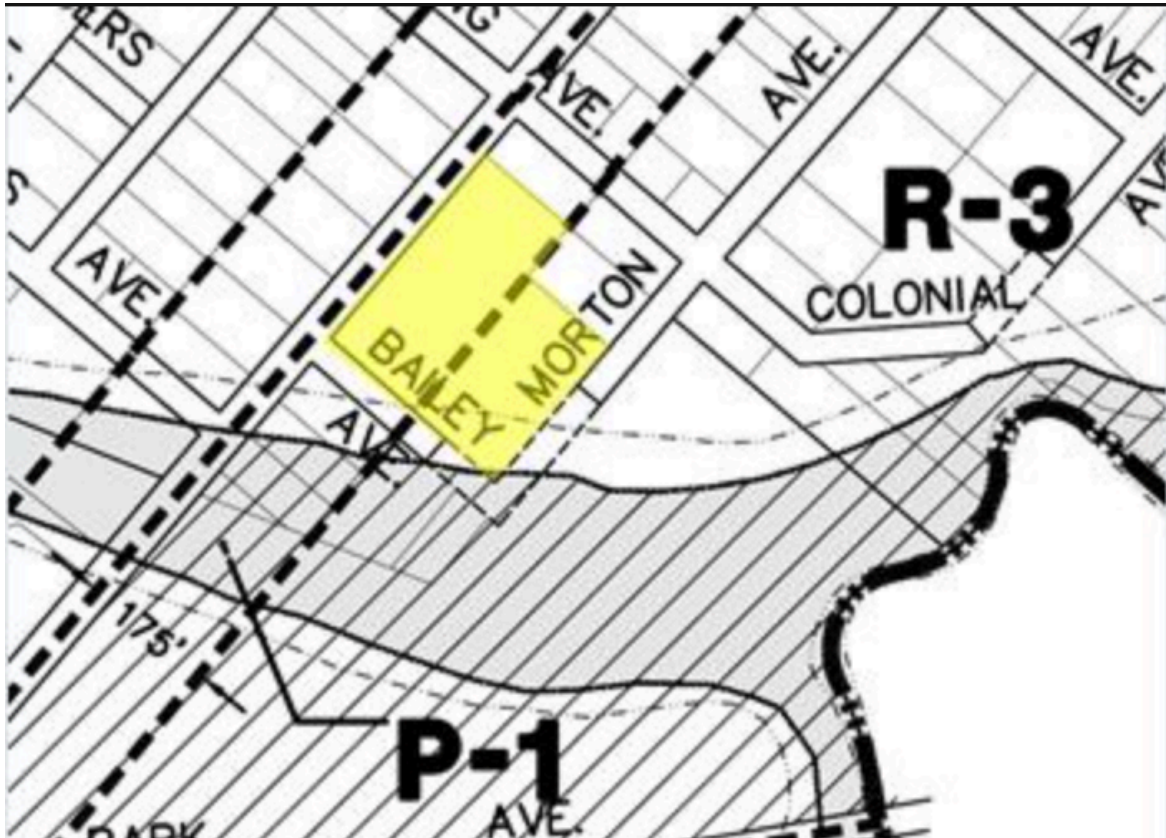
- Ideal for professional office users, house of worship, or residential development opportunity
- +/- 20,000 VPD (Vehicles Per Day)
- Two curb cuts on Haddonfield Road
- 4 minutes to Betsy Ross Bridge, 14 minutes to Center City, Philadelphia
- .5 miles from US-130, NJ-90, NJ-73
- Numerous by-right zoning uses
  - P-1/Professional office district- 1.6 AC
  - R-3/Residential District - 1.2 AC

## AERIAL MAP



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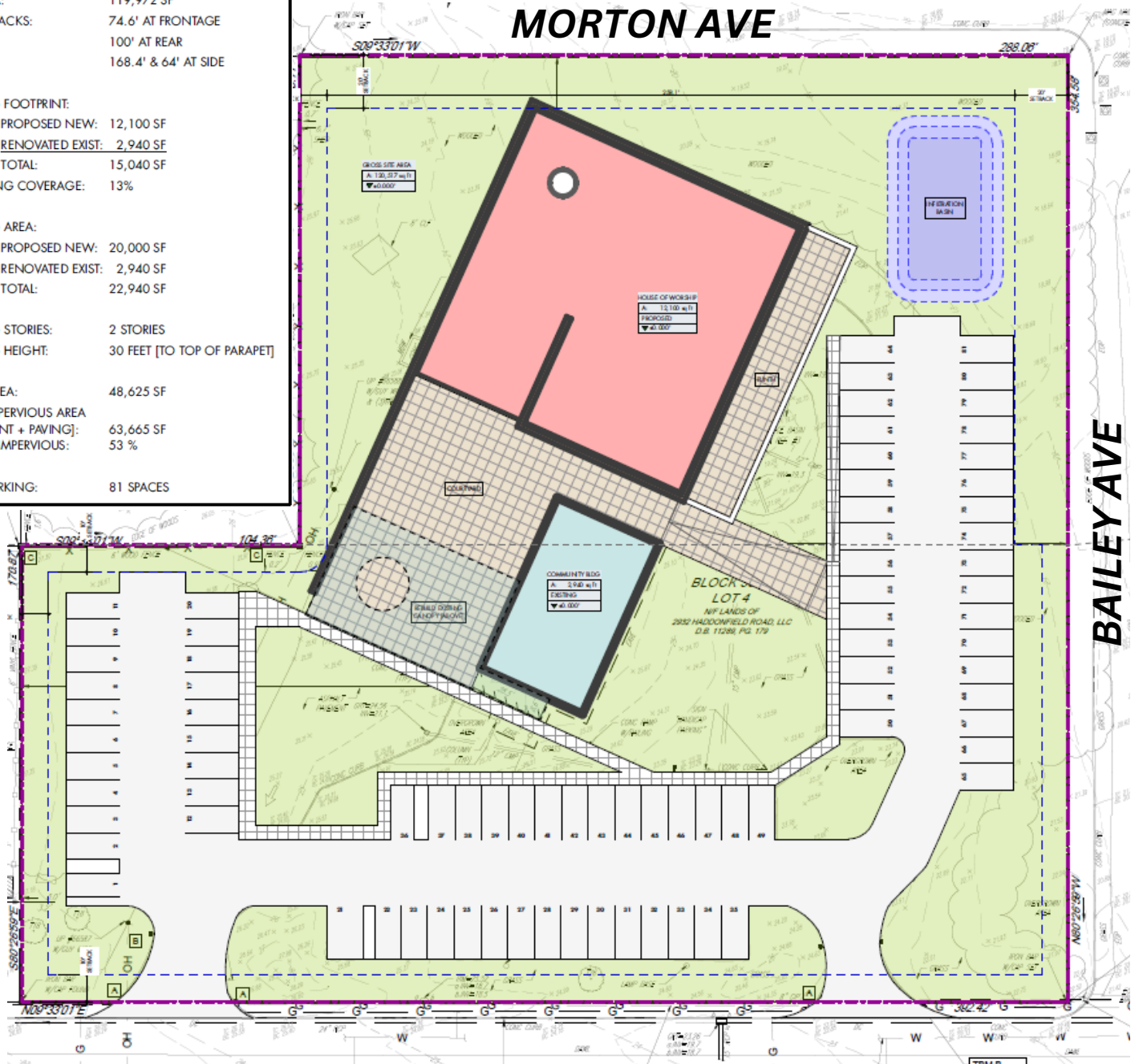
ZONING AND PARCEL MAP



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## HOUSE OF WORSHIP CONCEPT PLAN

| SITE IMPROVEMENT INFORMATION                   |   |
|--|---|
| LOT AREA:                                      | 119,972 SF  |
| SITE SETBACKS:                                 | 74.6' AT FRONTAGE<br>100' AT REAR<br>168.4' & 64' AT SIDE |
| BUILDING FOOTPRINT:                            |   |
| PROPOSED NEW:                                  | 12,100 SF   |
| RENOVATED EXIST:                               | 2,940 SF  |
| TOTAL:   | 15,040 SF   |
| % BUILDING COVERAGE:                           | 13%   |
| BUILDING AREA:                                 |   |
| PROPOSED NEW:                                  | 20,000 SF   |
| RENOVATED EXIST:                               | 2,940 SF  |
| TOTAL:   | 22,940 SF   |
| BUILDING STORIES:                              | 2 STORIES   |
| BUILDING HEIGHT:                               | 30 FEET [TO TOP OF PARAPET]                               |
| PAVED AREA:                                    | 48,625 SF   |
| TOTAL IMPERVIOUS AREA<br>[FOOTPRINT + PAVING]: | 63,665 SF   |
| % TOTAL IMPERVIOUS:                            | 53 %  |
| TOTAL PARKING:                                 | 81 SPACES   |



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