

# FORMER BANK AND CURRENT OFFICE FOR SALE

555 BLACKWOOD - CLEMENTON ROAD, LINDENWOLD, NJ 08021

GREAT VISIBILITY AND SIGNAGE



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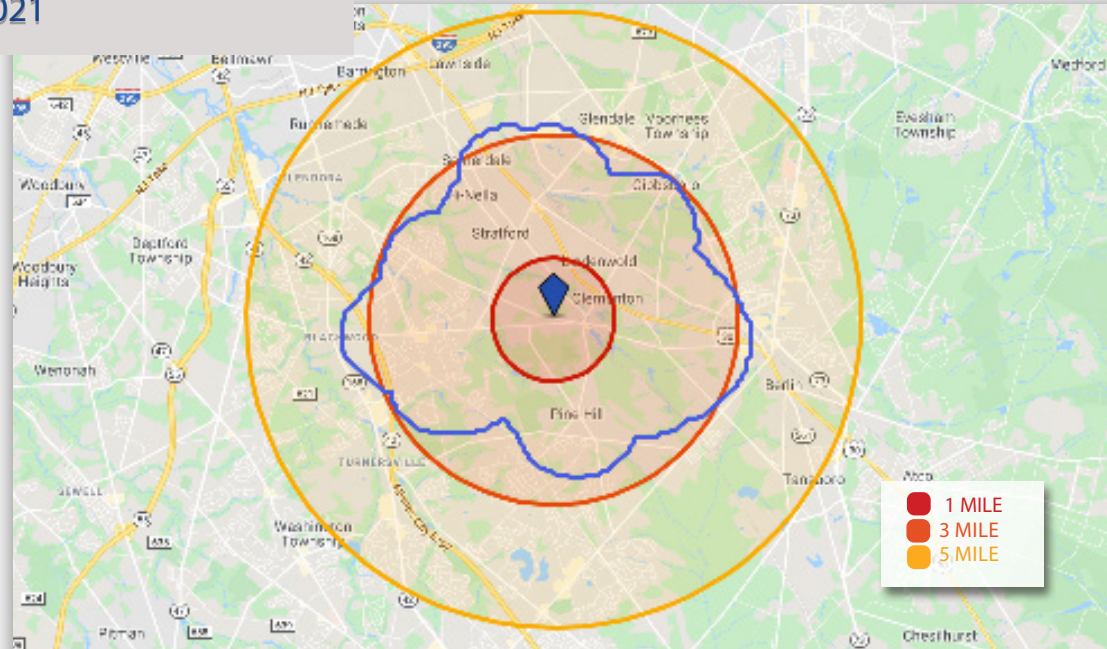
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## Offering Summary

- SF Available:** +/-2,300 SF
- Acreage Available :** +/-1.89 Acres
- Sale Price:** \$429,000 \*Month to month lease in place\*
- Signage:** Monument sign
- Zoning:** Commercial
- Parking:** 20 spaces on-site

## Property/Area Highlights

- + Single-story building located on heavily traveled Blackwood - Clementon Road
- + Property has current lease in place
- + Ideal for a variety of professional business users
- + Close proximity to Routes 42 and 676 with easy access to Philadelphia



## 2019 DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population:	14,458	88,773	201,712
Total Businesses:	273	2,704	7,769
Employees:	2,094	25,697	80,698
HOUSEHOLDS/INCOME	1 MILE	3 MILE	5 MILE
Avg HH Income:	\$64,259	\$76,548	\$89,281
Avg. Housing Unit Value:	\$145,467	\$172,503	\$196,955

**TRAFFIC COUNT: 19,337 VPD**



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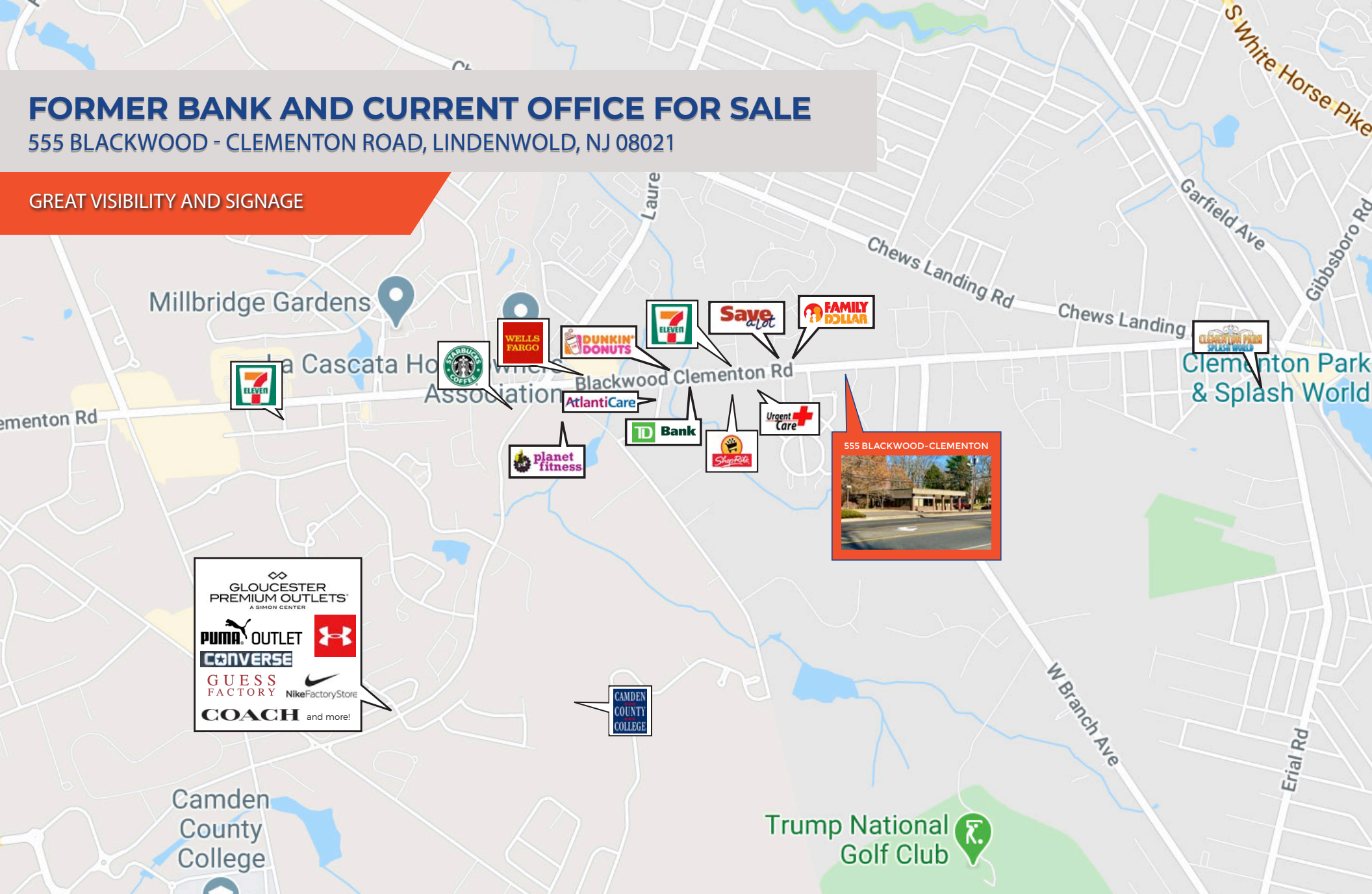
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