



FREE STANDING MEDICAL BUILDING AVAILABLE

275 HADDON AVENUE

COLLINGSWOOD, NJ 08108

856.797.1919

www.VantageRES.com

1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

Vince Ceroli
Sr. Advisor

856.797.1919 x120
856.261.3000
Vince.Ceroli@VantageRES.com

Ken Richardson
Vice President

856.797.1919 x108
609.346.0312
Ken.Richardson@VantageRES.com

Neil Kakumanu
Sales Associate

856.797.1919
732.484.2479
Neil.Kakumanu@VantageRES.com

OFFERING SUMMARY



BUILDING SIZE

Total: +/- 3,618 SF



ASKING LEASE RATE

\$20/SF plus utilities



SIGNAGE

Façade



SIZE AVAILABLE

Suite A: +/- 1,965 SF

Suite B: +/- 752 SF

Suite C: +/- 901 SF



ASKING SALE PRICE

\$449,000



PARKING

22 surface spaces



AREA HIGHLIGHTS

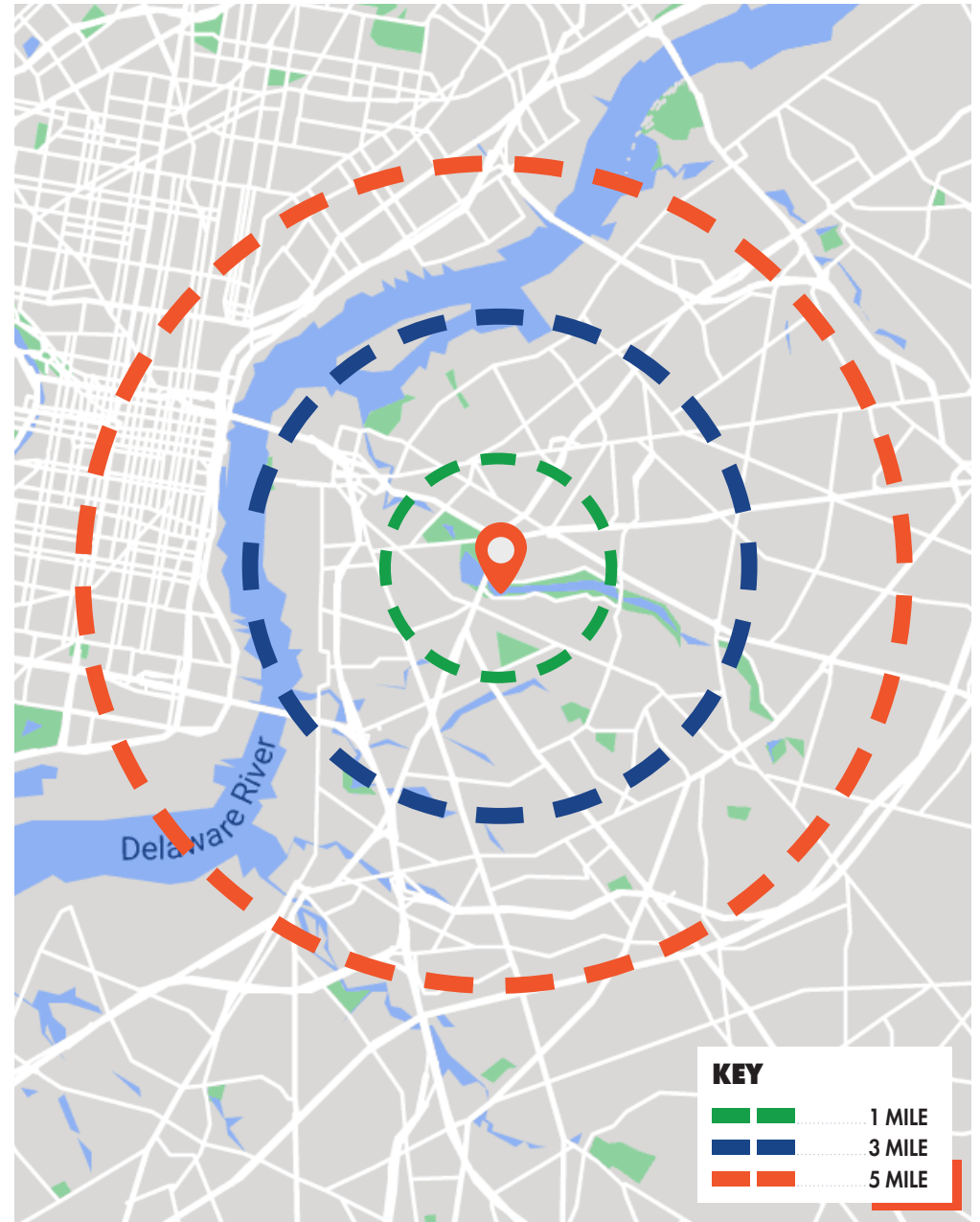
- ✓ This building is conveniently located to the PATCO High Speed Line. The private parking lot accommodates 22 cars for parking
- ✓ 2022 Taxes \$20,559. Located directly on Haddon Ave with high visibility
- ✓ This property has three separate office spaces currently. This can be leased to individual users or one large user. Current floor plan is attached

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	18,340	167,684	492,307
2028 POPULATION PROJECTION	18,828	167,661	492,307

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	7,956	60,667	200,540
2028 HOUSEHOLD PROJECTION	8,148	62,150	204,047

INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$89,810	\$85,275	\$97,740
MEDIAN HOUSEHOLD INCOME	\$62,356	\$60,565	\$70,923



KEY DISTANCES

ROUTE 130

1.6 MILES

ROUTE 70

2.2 MILES

I-676

3.6 MILES

PHILADELPHIA

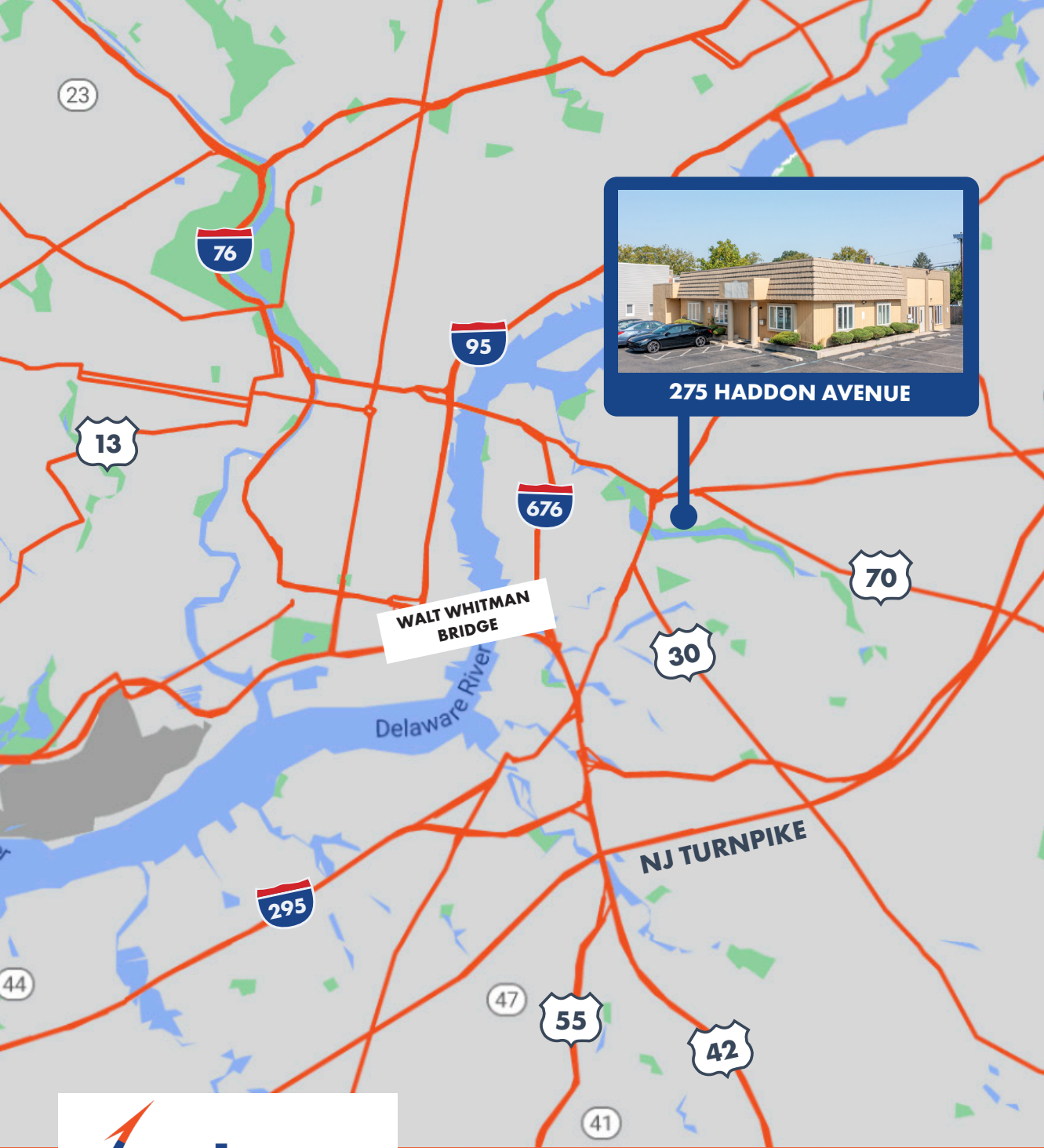
6.1 MILES



275 HADDON AVENUE, COLLINGSWOOD, NJ 08108

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.



NEARBY AMENITIES

DINING

- Sabrinas Café
- Amici Restaurant
- Bistro Di Marino
- Blue Monkey Tavern
- Café Lift
- Chick Fil A
- Collingswood Diner
- Common Grounds Coffee House
- Donkeys Place
- Dunkin
- Grooveground Coffeebar
- Ill Villagio Restaurant
- LaScalas Birra
- Sagami Japanese
- Saxbys
- Starbucks
- The Bistro
- Tonewood Brewing
- Wendys

RETAIL/GROCERY

- 2nd Ave thrift store
- ACME
- ALDI
- Best Western Plus
- Cork N Bottle
- CVS
- Dollar Tree
- Pinsetter Bowling
- Alley
- Shoprite
- Target
- The Home Depot
- UPS Store



275 HADDON AVENUE, COLLINGSWOOD, NJ 08108

www.VantageRES.com

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

FLOOR PLAN

Total SF: +/- 3,618 SF

