



INDUSTRIAL BUILDING AVAILABLE FOR SALE OR LEASE  
**1500 WEST KINGS HIGHWAY**

**HADDON HEIGHTS, NJ 08035**

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# OFFERING SUMMARY



## SIZE AVAILABLE

+/- 20,000 SF



## ASKING SALE PRICE

\$1,550,000



## SIGNAGE

Façade & monument



## ASKING LEASE RATE

Call for pricing



## ZONING

R-4



## PARKING

Abundant

## AREA HIGHLIGHTS

- ✓ This building formerly known as the "Window Factory" and will be delivered vacant in the commercial spaces. Was most recently a mixed-use building containing Lunacy Brewery, a light manufacturing operation, an auto accessory installation business, and an upstairs residential apartment (still occupied)
- ✓ Sitting on almost an acre of land on Kings Highway in between the White Horse and Black Horse Pikes
- ✓ 15-20 ft ceiling heights, 3-phase power, two dock high overhead doors, one small overhead door and one drive-thru door
- ✓ Easily divisible and could be great for a user who would like to collect revenue to offset expenses. This property is also within close proximity to I-295, the NJ Turnpike, Route 130 and the Walt Whitman Bridge.



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	15,661	129,589	304,338
2027 POPULATION PROJECTION	15,661	129,564	304,649
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	6,315	52,055	116,528
2027 HOUSEHOLD PROJECTION	6,317	52,056	116,528
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$111,361	\$99,877	\$93,413
MEDIAN HOUSEHOLD INCOME	\$94,916	\$74,777	\$69,298

# KEY DISTANCES

## ROUTE 30

1 MILE

## I-295

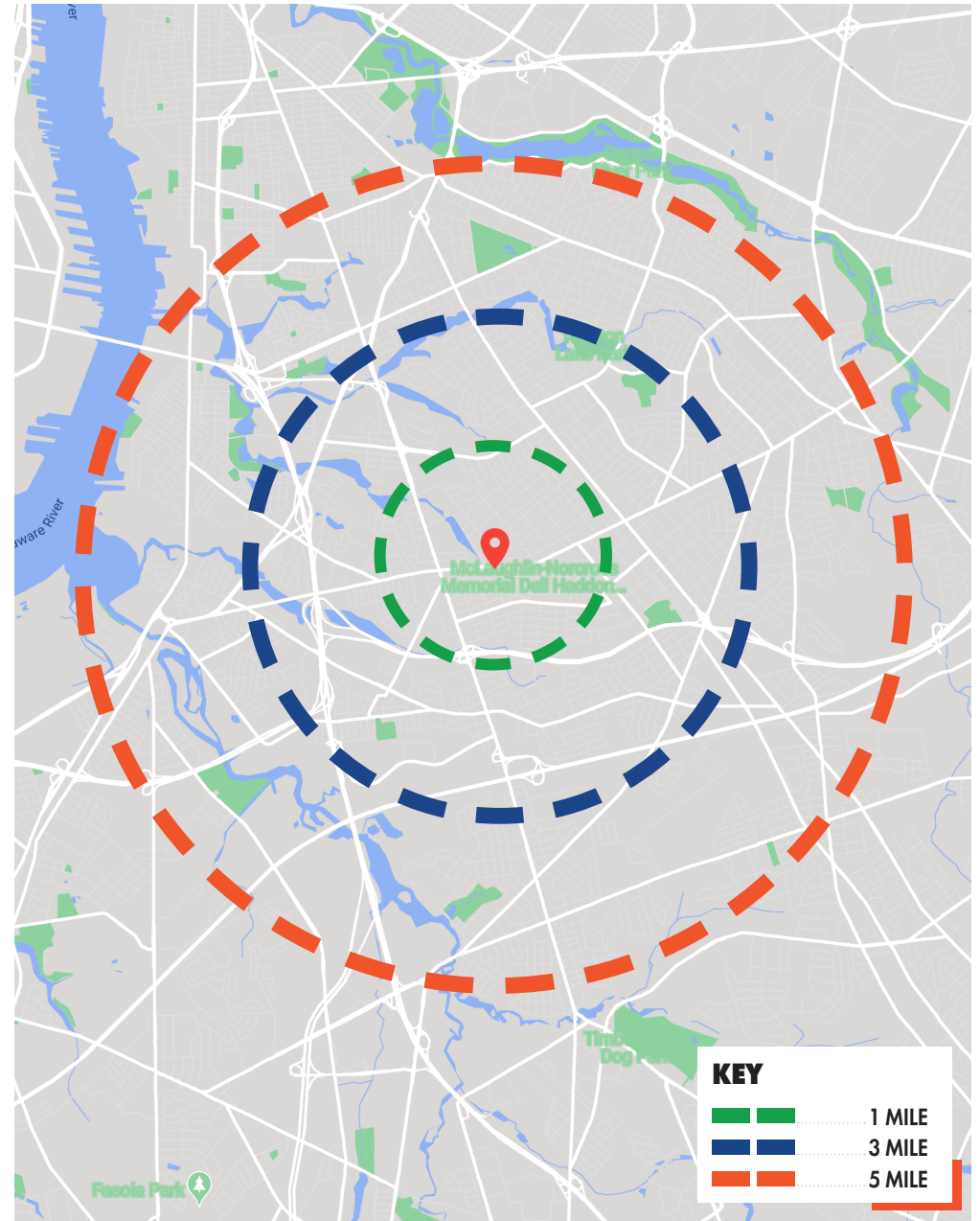
1 MILE

## NJ TURNPIKE

2 MILES

## PHILADELPHIA

9.7 MILES



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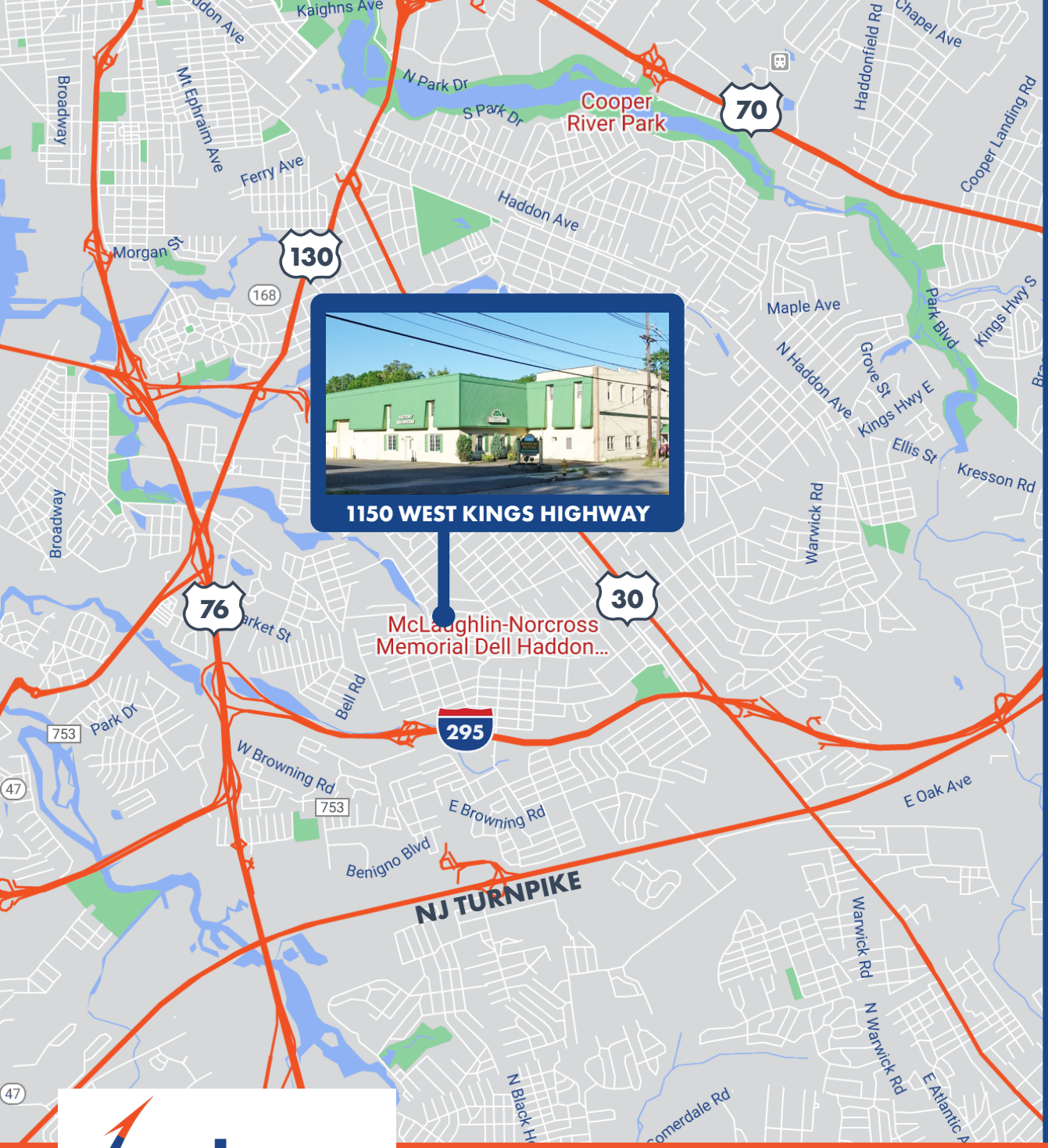
# NEARBY AMENITIES

## DINING

- 7-Eleven
- Applebee's
- Black Horse Diner
- Bruno's Restaurant & Pizza
- Burger King
- Chick-fil-A
- Chuck Lager American Tavern
- Classic Asia
- Great Taste of Audubon
- Irie Mon Jamaican Restaurant
- Little Jalapeno
- McDonald's
- Old Rail Tavern
- Pho Asia
- Toscana's Pizzeria & Restaurant
- Watami Sushi
- Wawa

## RETAIL/GROCERY

- Acme
- Burlington
- Five Below
- Goodwill
- H&M
- Marshall's
- Old Navy
- Ross Dress for Less
- Save A Lot
- Shop Rite
- Target
- Walgreens
- Walmart



1150 WEST KINGS HIGHWAY

McLaughlin-Norcross  
Memorial Dell Haddon...

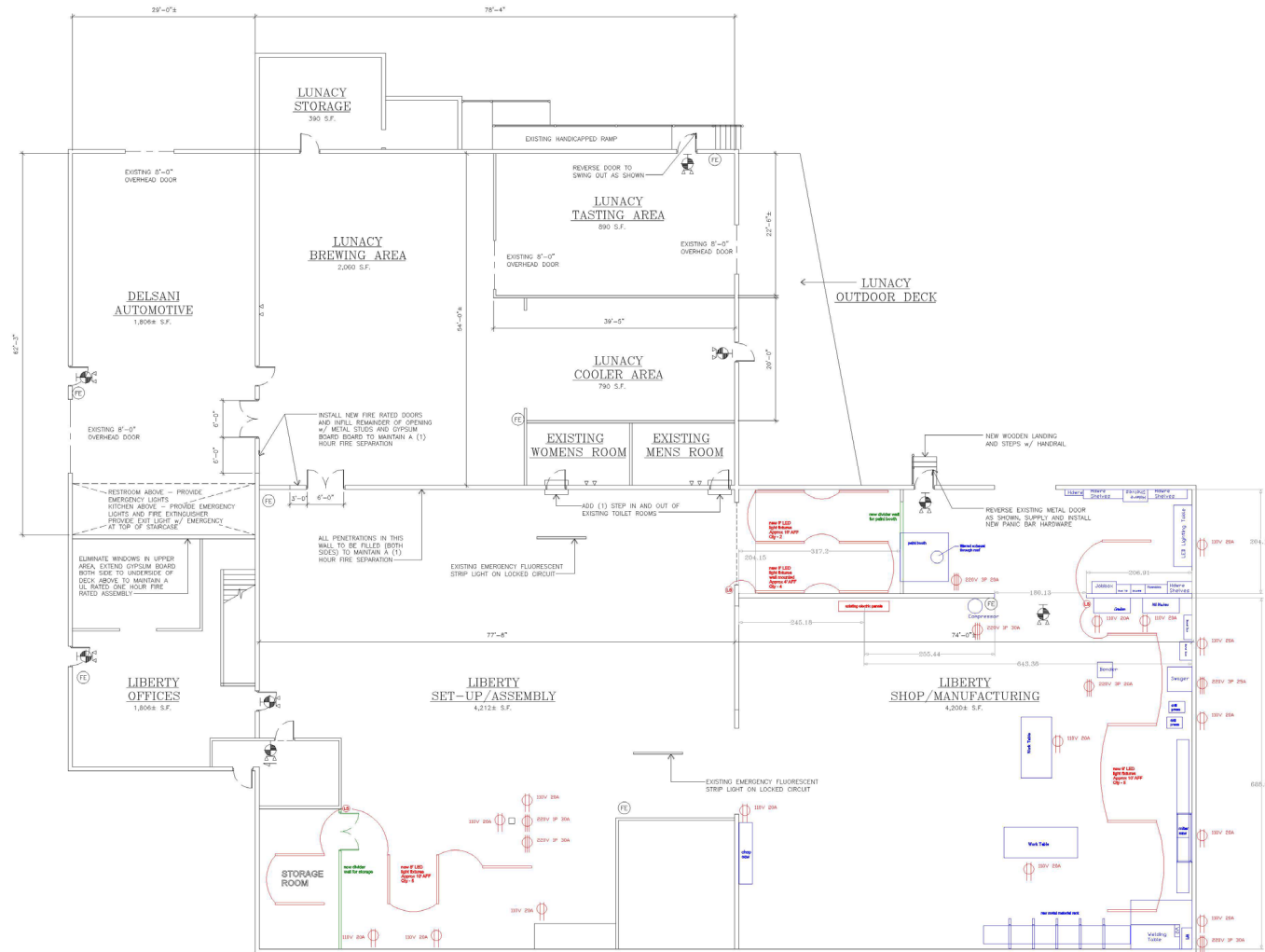


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# FLOOR PLAN



# INTERIOR PHOTOS

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