

143 HARDING AVENUE

Bellmawr, NJ 08031

 FOR LEASE

 OFFICE

 6,479 SF



PROPERTY DESCRIPTION

- 6,479± SF of office available for lease within a 24,000± SF office/flex building
- 2nd floor space
- Air conditioned
- Zoned Light Industrial
- Just off Exit 14 of Route 42
- Amazing signage and visibility
- Located across from the Interstate Business Park
- Within minutes of I-295 & NJ Turnpike

LEASE RATE:

\$10.00 SF/YR (NNN)

FOR MORE INFORMATION


Joe Riggs

 609.352.1162

 joe.riggs@naimertz.com

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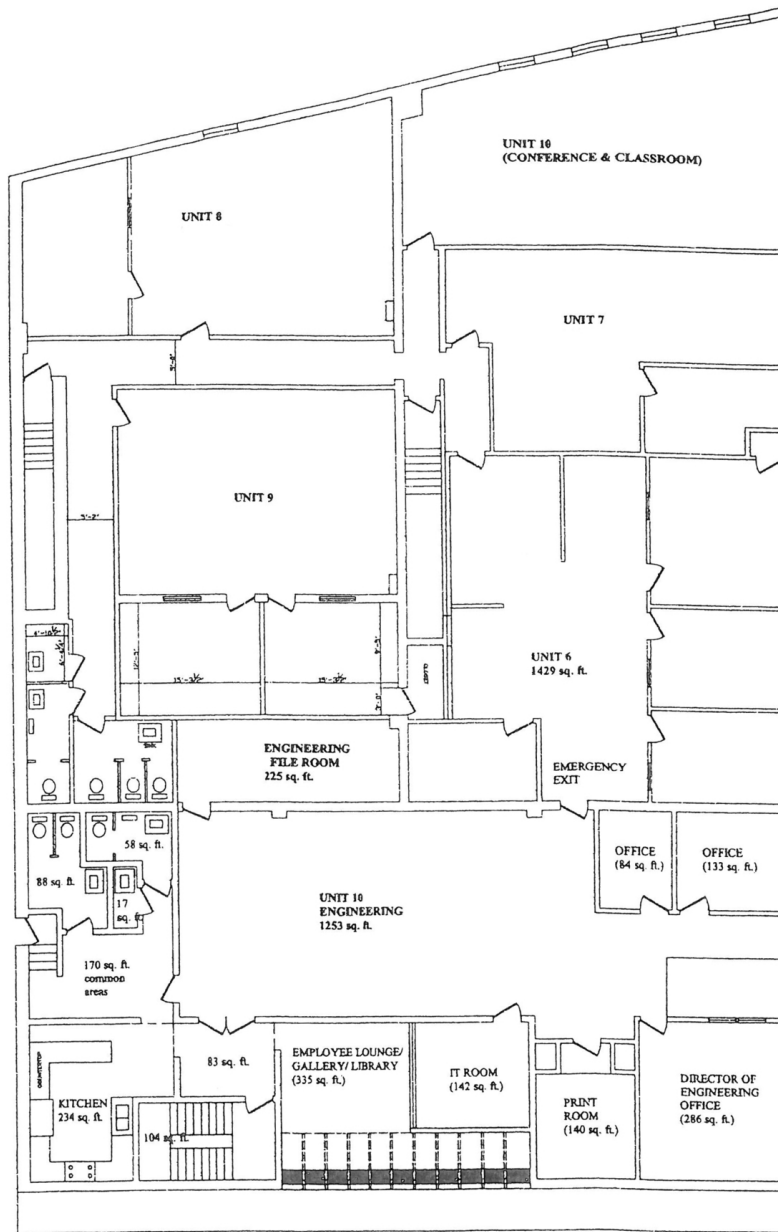
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Second Floor	Totals
UNIT 6	1429 SQ. FT.
UNIT 7	759 SQ. FT.
UNIT 8	914 SQ. FT.
UNIT 9	1149 SQ. FT.
UNIT 10 (CON/CR)	975 SQ. FT.
UNIT 10 (ENG)	1253 SQ. FT.

TOTAL OFFICE SPACE 7264 SQ. FT.
TOTAL RESTROOM/CUSTODIAL SPACE 360 SQ. FT.
TOTAL HALLWAY/Common AREA SPACE 1115 SQ. FT.

SECOND FLOOR PLAN VIEW

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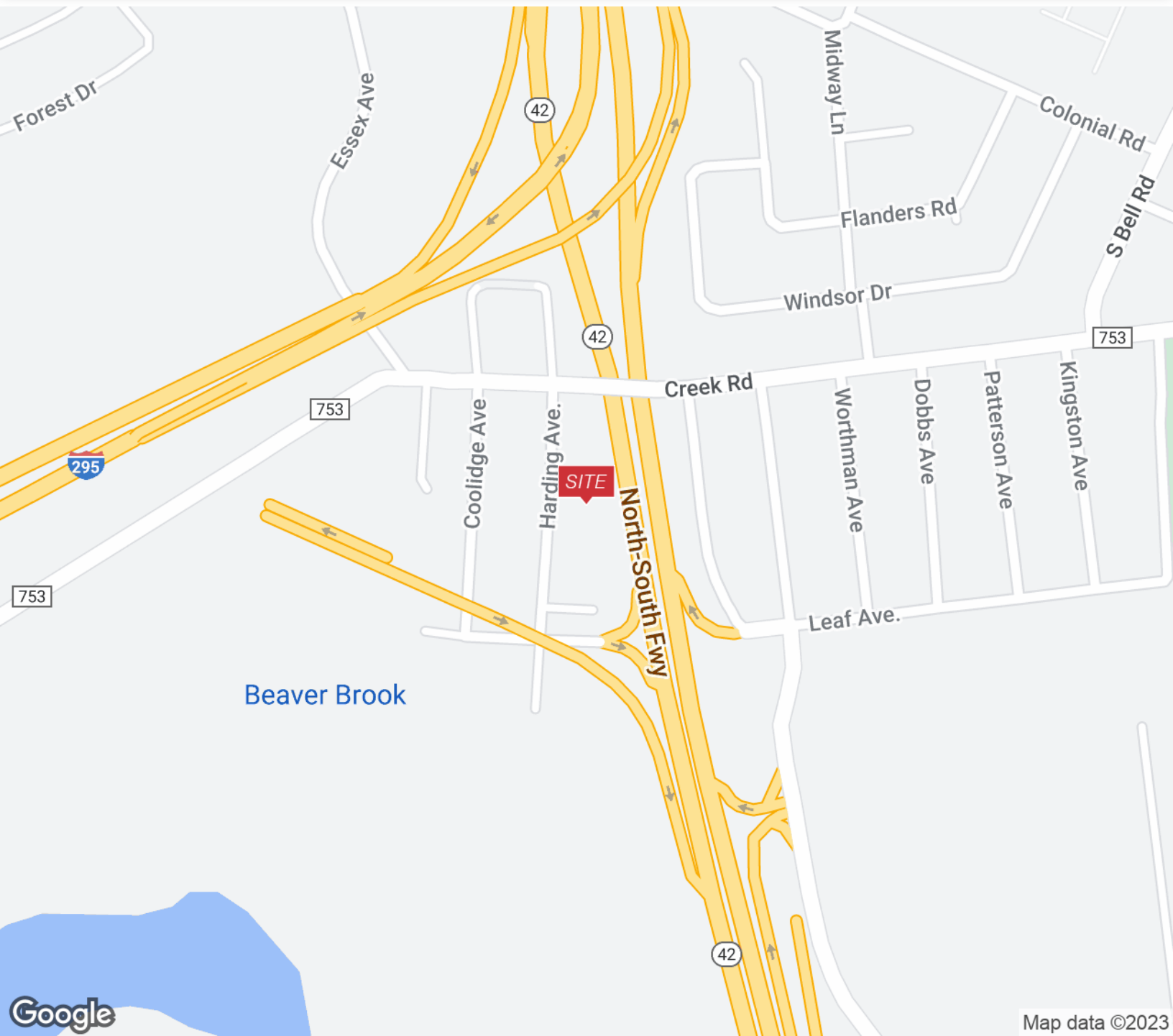
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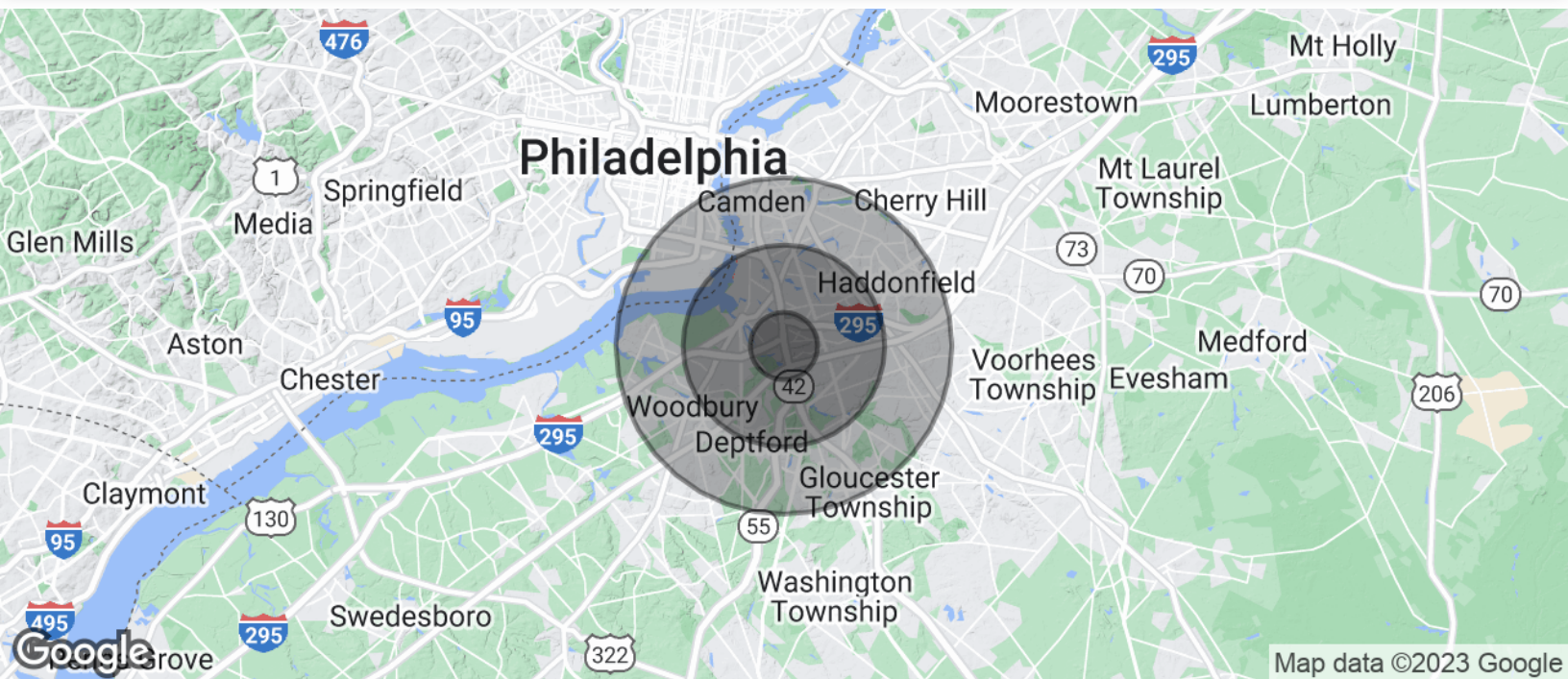
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,842	102,512	271,772
Average Age	41.3	38.9	37.6
Average Age (Male)	40.0	37.7	36.0
Average Age (Female)	42.2	40.0	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,977	40,639	107,549
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$64,542	\$67,861	\$69,288
Average House Value	\$242,354	\$220,988	\$233,035

* Demographic data derived from 2020 ACS - US Census

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