

617 STATION AVENUE

Haddon Heights, NJ 08035

 FOR SALE OR LEASE

 OFFICE / RETAIL

 4,828 SF



PROPERTY DESCRIPTION

- 4,828 +/- SF Freestanding Professional Office Building for Sale or Lease
- Possible retail location as well
- Large storefront windows
- Combination of private offices and open cubicle spaces, 2 large conference rooms
- Bow Truss design to maximize layout efficiency
- 2 zone gas HVAC systems
- 6 private parking spaces plus on-street parking and nearby municipal parking
- Located in the downtown Haddon Heights business district
- 2023 Real estate taxes \$22,143.02
- Lot size 70' x 100'
- Showings by appointment only

SALE PRICE / LEASE RATE:

\$799,900 / \$17.00 SF/YR (NNN)

FOR MORE INFORMATION


Joe Riggs

 609.352.1162

 joe.riggs@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz

 **NAI Mertz** | 21 Roland Avenue
Mount Laurel, NJ 08054
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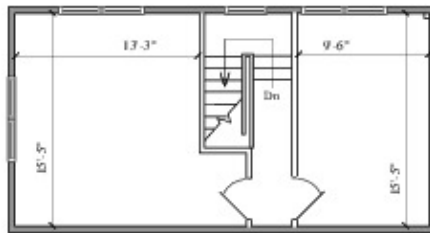
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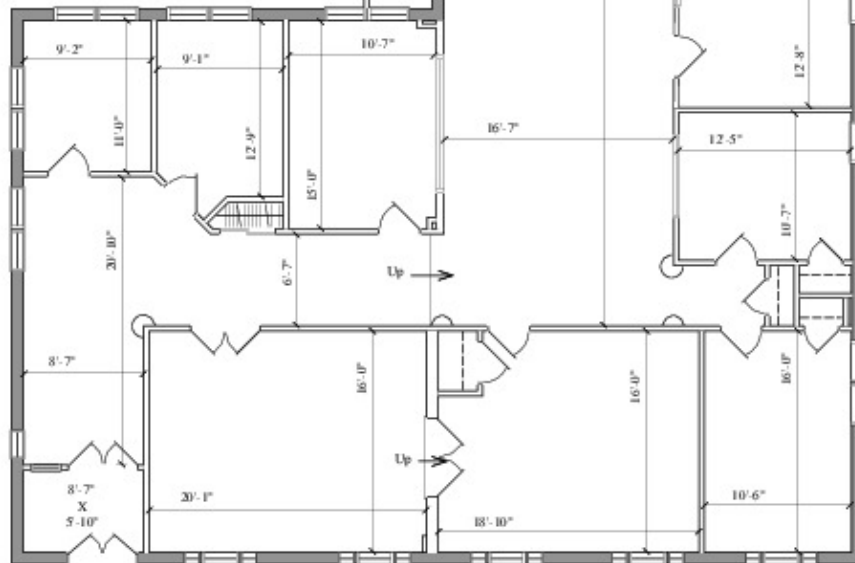
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617 STATION AVE. HADDON HEIGHTS, NJ		APPROXIMATE SQUARE FEET SHOWN	4,828
DETAILED FLOOR PLANS •  ROOMMINDERS • REAL ESTATE MARKETING			
p. 856.234.2233		Web: www.roomminders.com	T. 856.234.1118
e. joe@naimertz.com		Managed by Joe Riggs at 856.234.2233	Site Visit
*Actual measurements may vary.		**Not to be used for construction purposes.	
*Floor lines of walls and trim are on a grid system.		**Only to be used for site representation.	



SECOND FLOOR
508 Q. FT.

FIRST FLOOR
4,320 SQ. FT.



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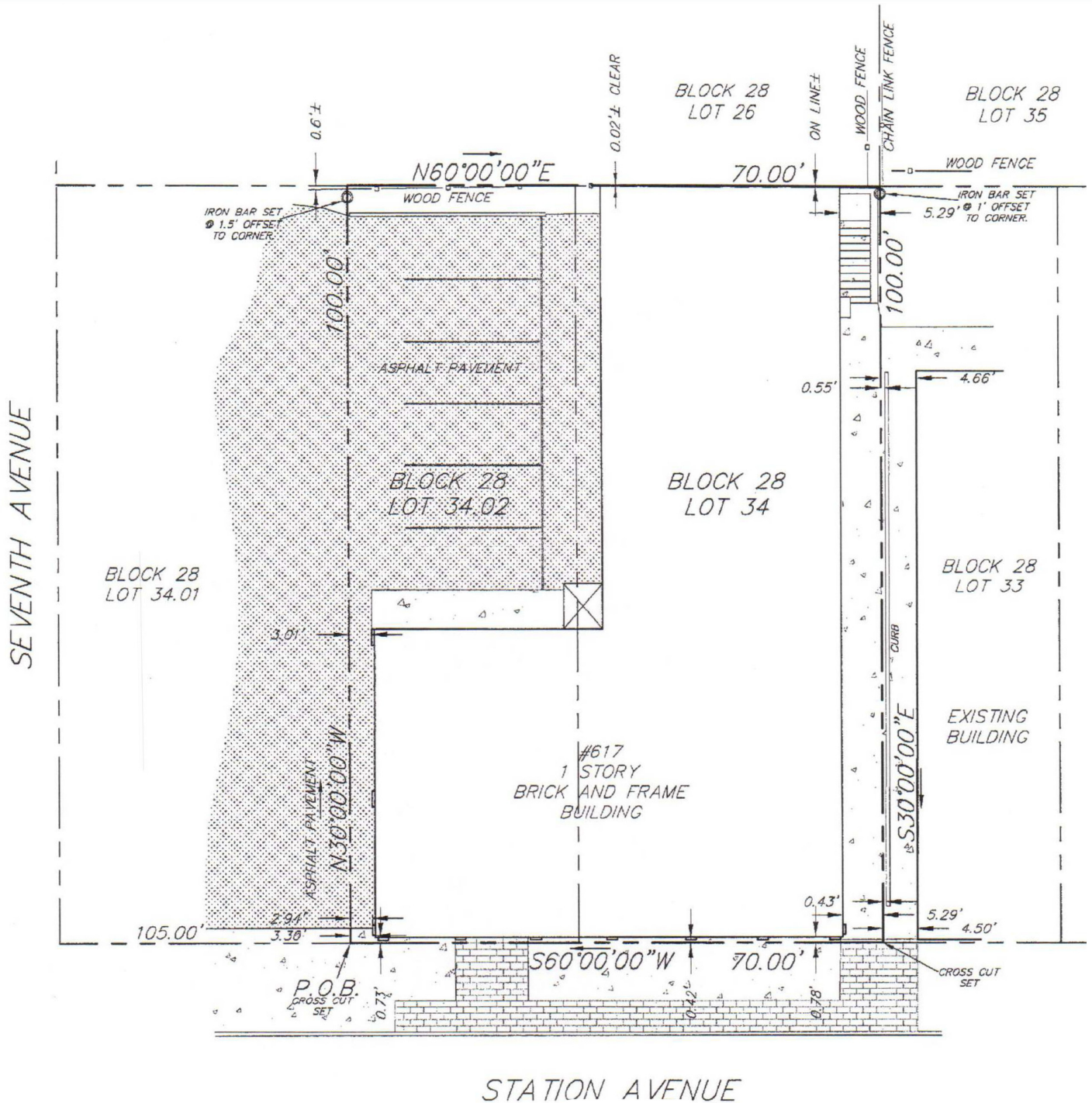
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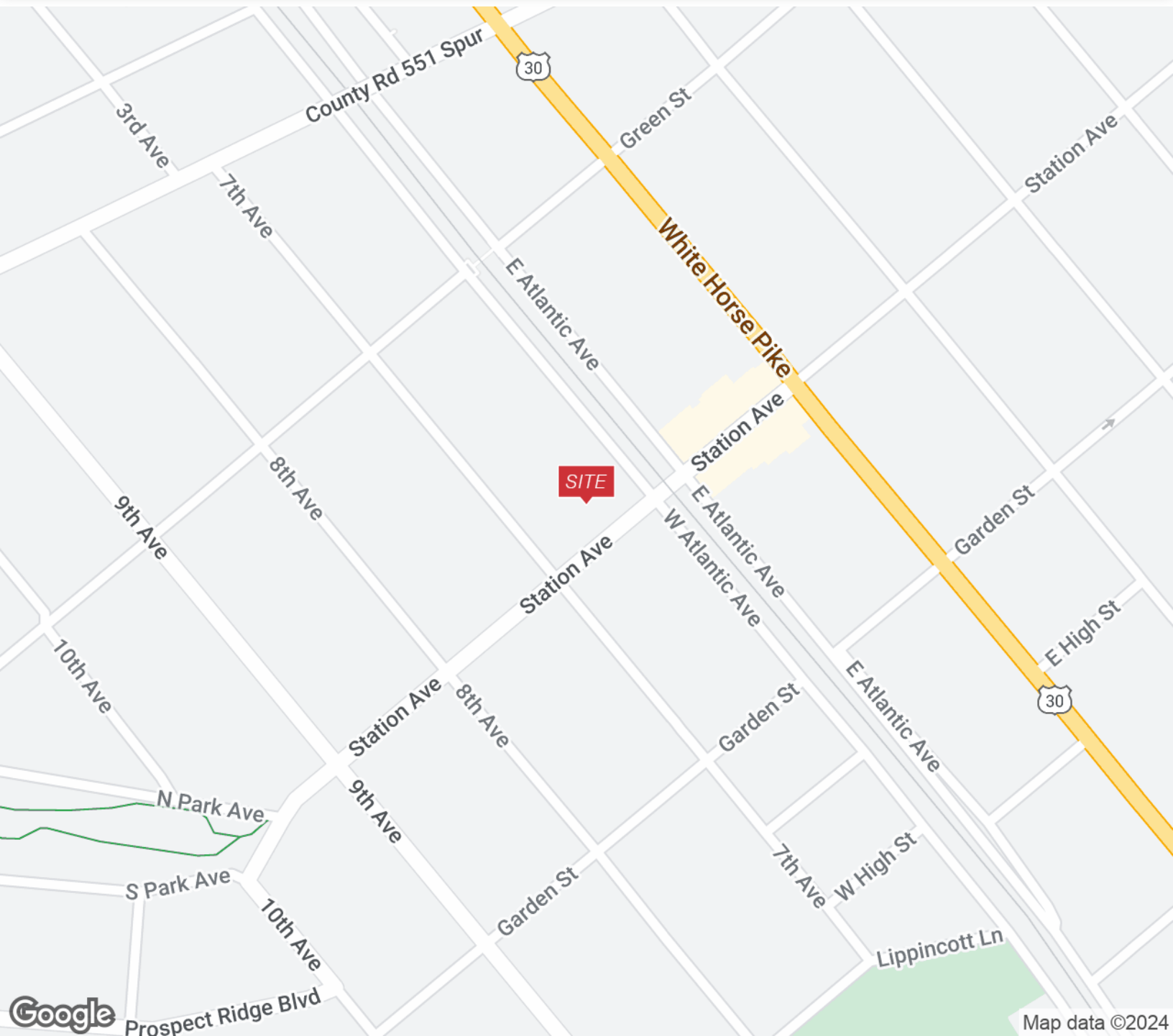
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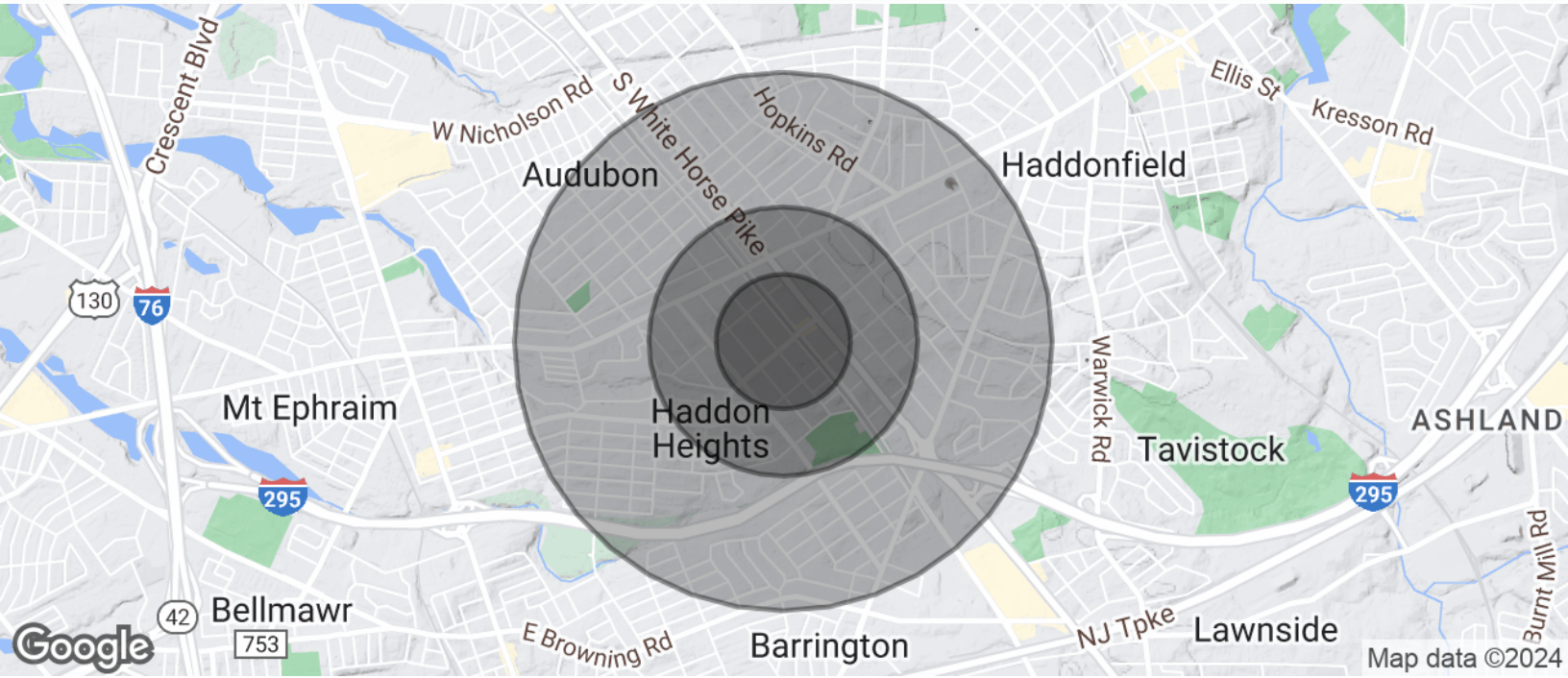
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	866	3,685	15,469
Average Age	44.2	43.5	41.0
Average Age (Male)	44.8	41.0	38.3
Average Age (Female)	43.1	45.9	43.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	420	1,710	6,597
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$98,917	\$106,231	\$113,097
Average House Value	\$312,370	\$297,154	\$289,907

2020 American Community Survey (ACS)

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