



# 1236 Brace Road Suite A

Cherry Hill, New Jersey 08034

## Property Highlights

- 2-Story Office Condo with Additional Lower Level Offices
- 8 Private Offices
- Large Conference Room
- Kitchenette
- Available Immediately
- Real Estate Taxes: \$16,190
- Condo Fees: \$568 Per Month

### Offering Summary

Sale Price:	\$349,900
Lease Rate:	\$11.95 SF/yr (NNN)
Available SF:	4,500 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	387	1,095	4,002
Total Population	988	2,858	10,365
Average HH Income	\$124,608	\$142,623	\$163,064

### For More Information

#### Joe Riggs

O: 609 352 1162  
joe.riggs@naimertz.com

#### Will Frank

O: 856 724 4248  
will.frank@naimertz.com

For Sale & Lease  
4,500 SF | \$349,900  
Office Condo



