



FREE STANDING MEDICAL BUILDING AVAILABLE

275 HADDON AVENUE

COLLINGSWOOD, NJ 08108

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www.VantageRES.com

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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

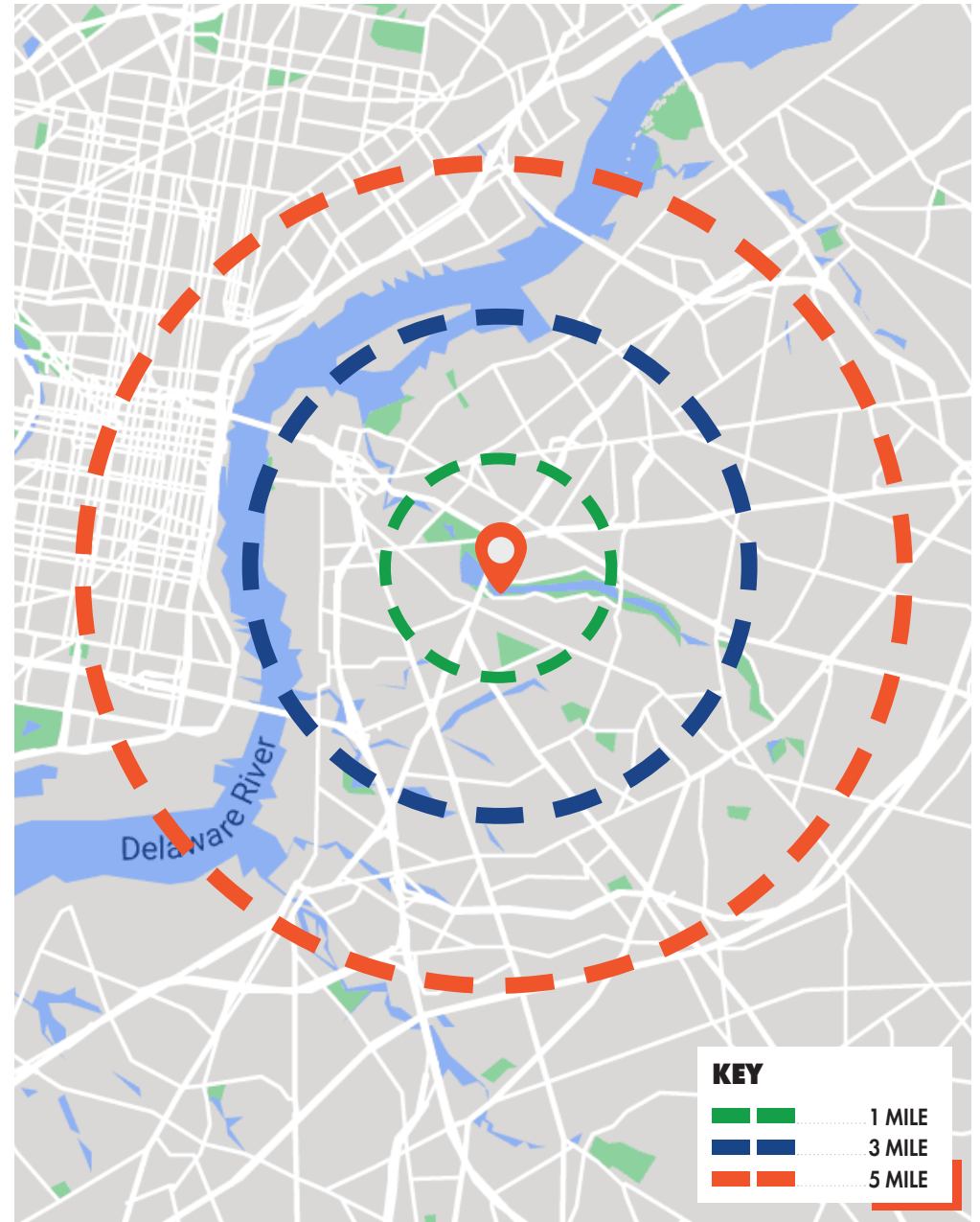
- ✓ This building is conveniently located to the PATCO High Speed Line. The private parking lot accommodates 22 cars for parking
- ✓ 2022 Taxes \$20,559. Located directly on Haddon Ave with high visibility
- ✓ This property has three separate office spaces currently. This can be leased to individual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

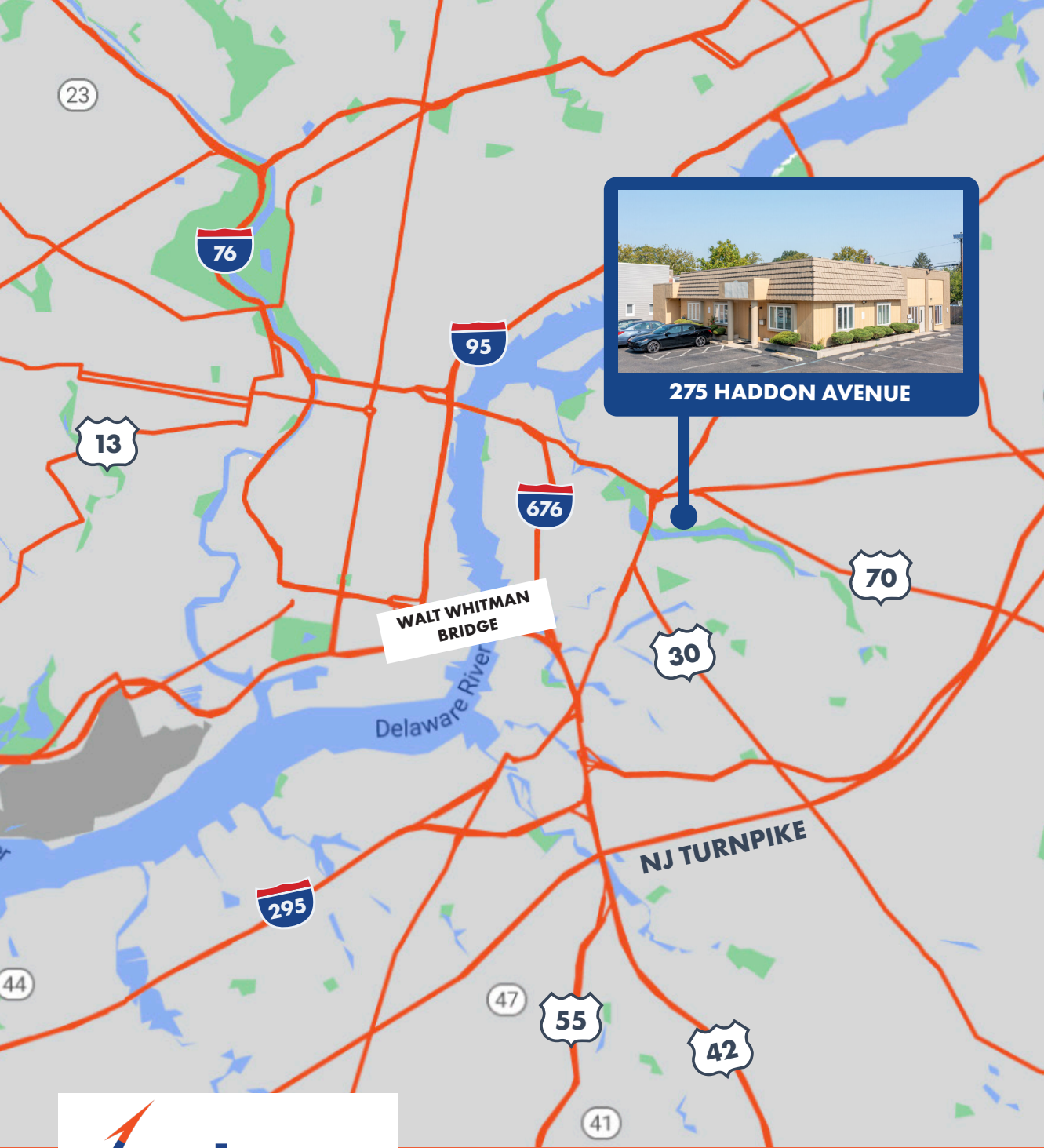
6.1 MILES



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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



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FLOOR PLAN

Total SF: +/- 3,618 SF

