

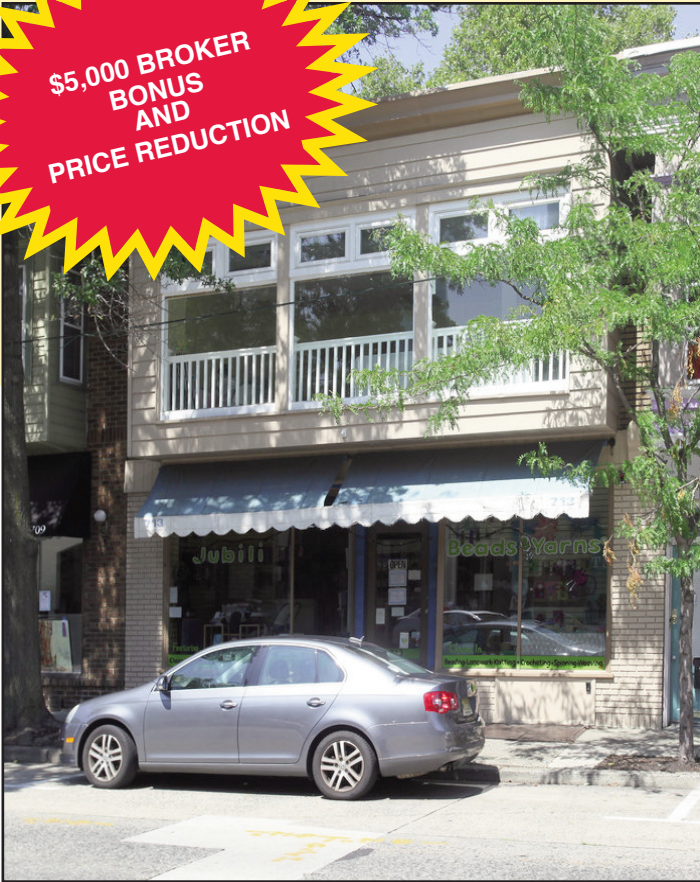


RETAIL BUILDING FOR SALE OR LEASE

713 HADDON AVENUE COLLINGSWOOD, NJ

EXCLUSIVE LISTING

\$5,000 BROKER BONUS AND PRICE REDUCTION



Property Description: Retail Building in the Heart of Downtown Collingswood

Size: 2,556 +/- SF First Floor
1,358 +/- SF Second Floor
3,914 +/- SF

Taxes: \$11,388 (2017)

Lease Rate: \$17.00/ SF Plus Utilities

Sale Price: ~~\$470,000.00~~ \$460,000.00

- Comments:**
- Downtown Retail District
 - First floor retail space with rear storage, 1/2 bath and kitchen
 - Second floor office with two separated offices, open work area, 1/2 bath and kitchenette
 - Newly renovated gutter, water systems, roof and awning

DEMOGRAPHICS		
Category	1 Mile	3 Mile
Population	18,930	159,733
Average Income	\$26,230	\$57,
Daytime Employee	7,930	83,070

For Further Information, Please Contact:

Brett Davidoff (Ext.27)

(856) 985-9522

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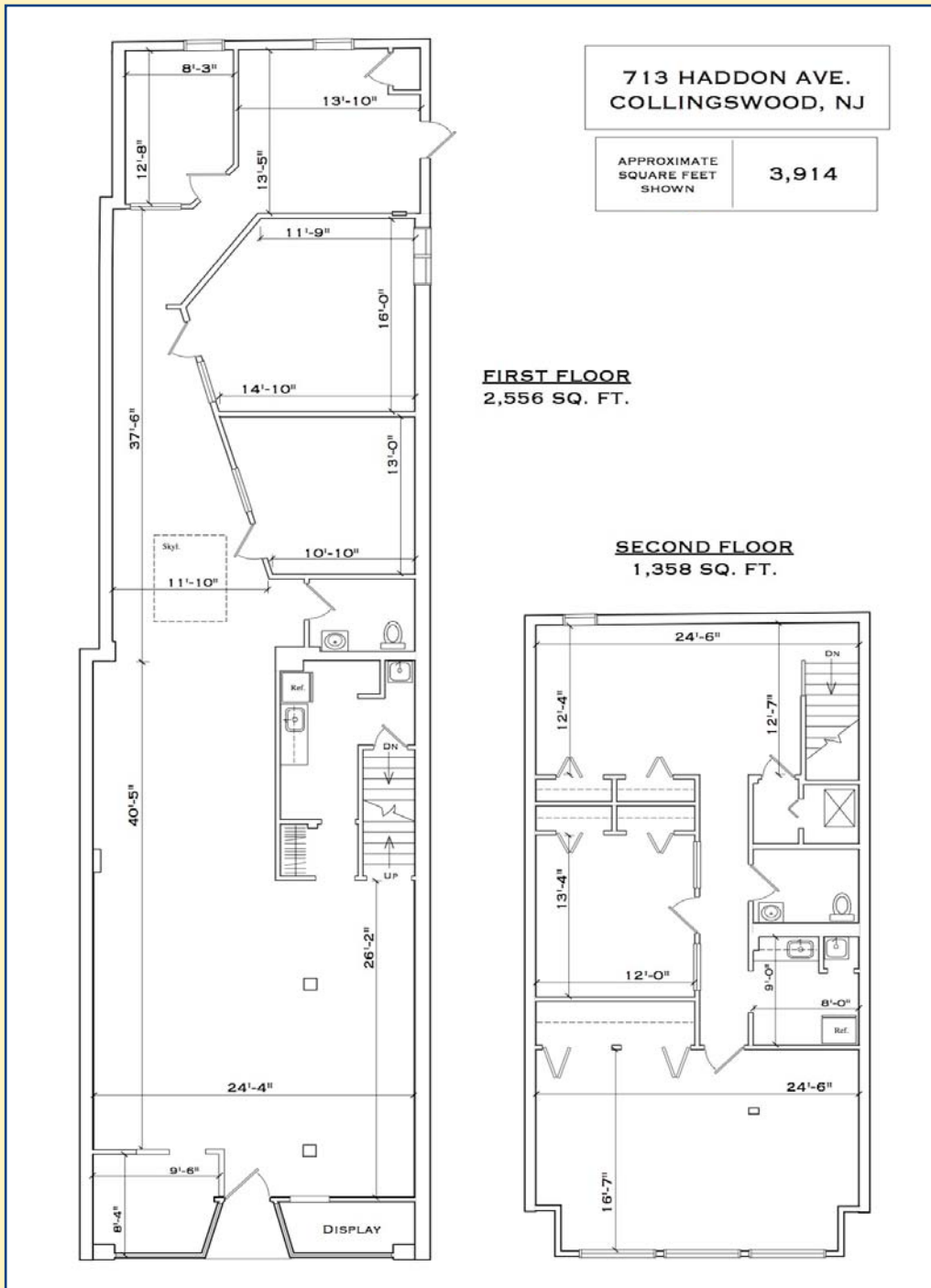
651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488



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713-715 HADDON AVENUE
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