

EXCLUSIVE LISTING
PROFESSIONAL OFFICE BUILDING(S)
FOR SALE OR LEASE

(856) 985-9522 • ROSECOMMERCIAL.COM



201 Haddonfield Berlin Road, Cherry Hill NJ



Property Description:

Professional Office Building(s)
for Sale

Size:

3,723 +/- SF Building 1
1,500 +/- SF Building 2
5,223 +/- SF Total

Taxes:

\$28,877.00 (2019)

Zoning:

Neighborhood Business (B-1)

Lease Rate:

\$16.50/ SF Plus Utilities

Sale Price:

\$650,000.00

Comments:

- Ideal for owner occupant with potential for income producing tenant
- Prominent signage on Route 561
- Easy access to Route I-295
- Central to nearby Cherry Hill and Haddonfield Business and Retail

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Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

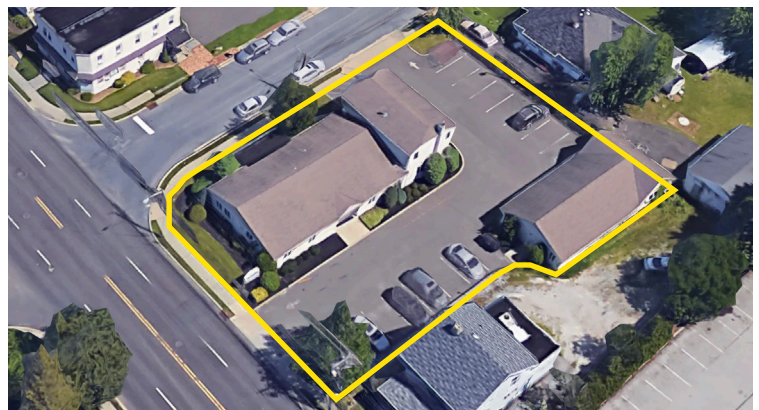
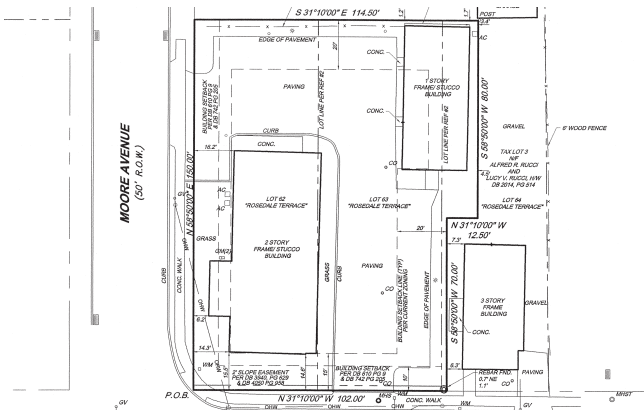
651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,737	102,474	305,164
Household	4,625	40,562	119,593
Median HH Income	\$84,738	\$77,452	\$64,207
Average HH Income	\$113,631	\$99,570	\$84,550
Traffic Count	19,000 (Brace & Kresson Rd)		

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