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**Hersh Realty Group**  
Commercial Real Estate Services

**Commercial Building  
For Sale or Lease**

**Unique Highly Secure Industrial/Flex/Showroom Property**



**BUILDING INFORMATION**

**Location:** 3501 Haddonfield Road Pennsauken, New Jersey

**Size:** 5,800 +/- SF situated on .30 +/- acres

**Asking Price:** \$450,000 Lease: \$10.00 PSF NNN

**Availability:** Immediate

**Zoning:** C – Commercial 1

**Real Estate Taxes:** \$12,179.25 - 2020

**Property Highlights**

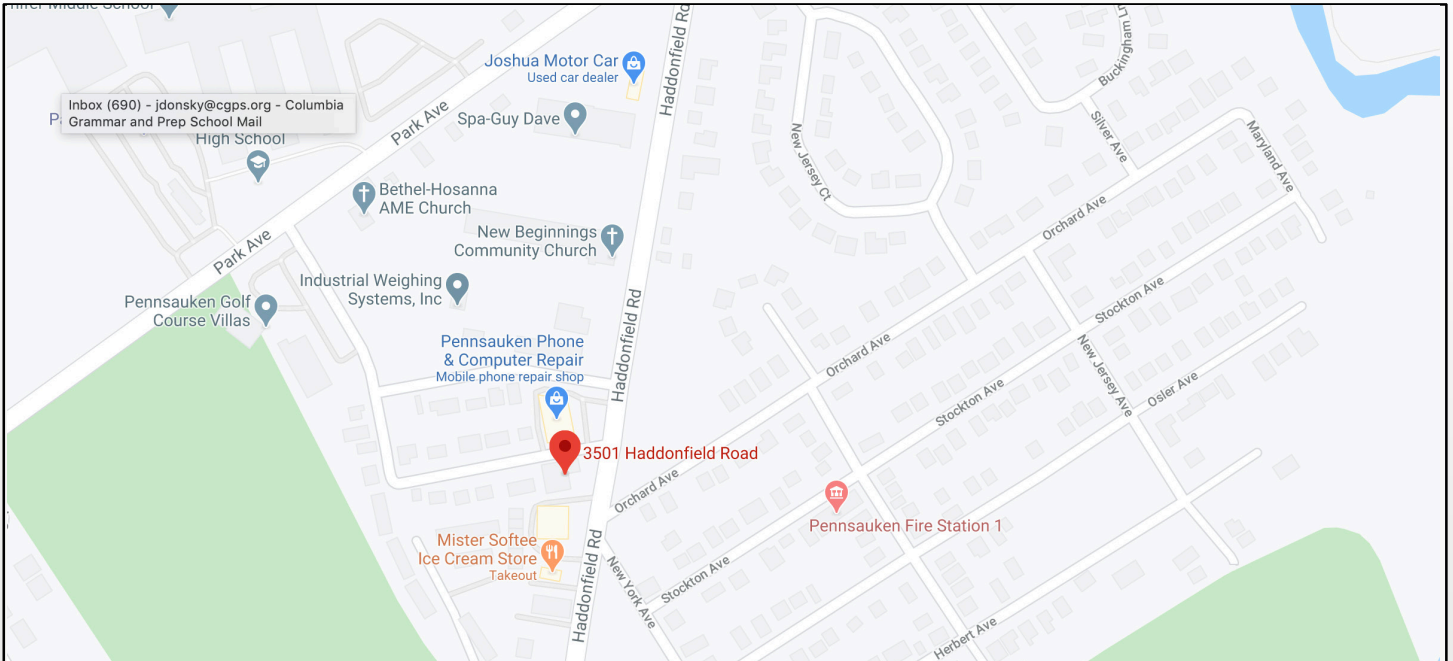
- **Highly Secure Building with built in office space**
- **16' ceilings and one garage bay door**
- **High profile signage along Haddonfield Rd.**
- **Centrally located within minutes of major corridors and Philadelphia Bridges**

**HERSH REALTY GROUP • WWW.HERSHRG.COM**

1771 Springdale Road • Cherry Hill, NJ 08003

**Seth Hersh, President | 856.375.8560 Ext. 5 | shersh@hershrg.com**

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## Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	10,486	89,407	299,007
Number of HH's	3,995	34,062	112,042
Median HH Income	\$78,851	\$77,850	\$73,696

**Traffic Count: in excess of 18,000 VPD**



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