Vantage commercial

FREE STANDING MEDICAL BUILDING AVAILABLE

275 HADDON AVENUE

COLLINGSWOOD,NJ 08108

856.797.1919
www.VantageRES.com
1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

Vince Ceroli *Sr. Advisor*
856.797.1919 x120
856.261.3000
Vince.Ceroli@VantageRES.com

Ken Richardson *Vice President*
856.797.1919 x108
609.346.0512
Ken.Richardson@VantageRES.com

Neil Kakumanu *Sales Associate*
856.797.1919
732.484.2479
Neil.Kakumanu@VantageRES.com

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
$375,000

PARKING
22 surface spaces

AREA HIGHLIGHTS

- This building is convienently 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

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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

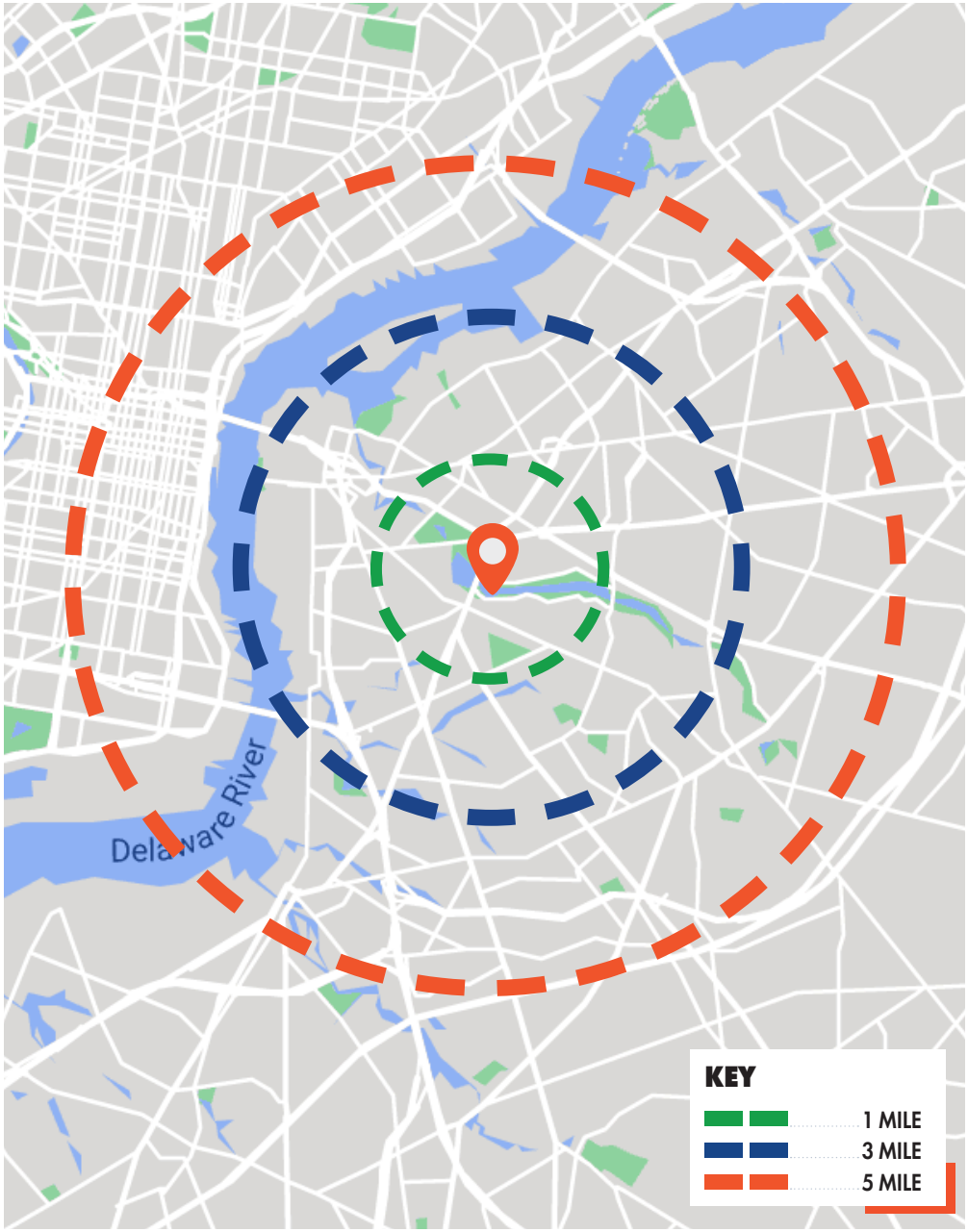
KEY DISTANCES

ROUTE 130
1.6 MILES

ROUTE 70
2.2 MILES

I-676
3.6 MILES

PHILADELPHIA
6.1 MILES



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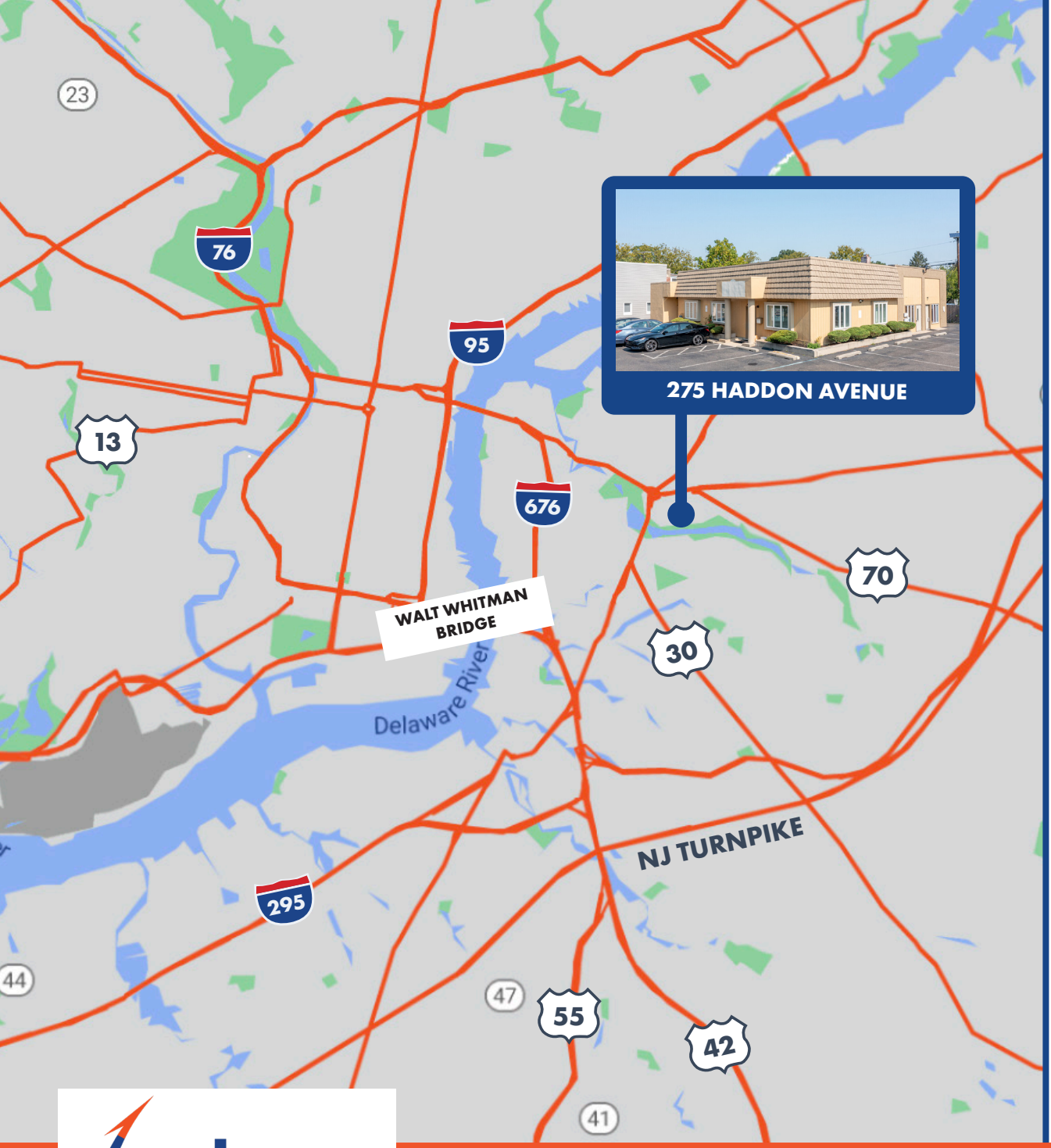

NEARBY AMENITIES

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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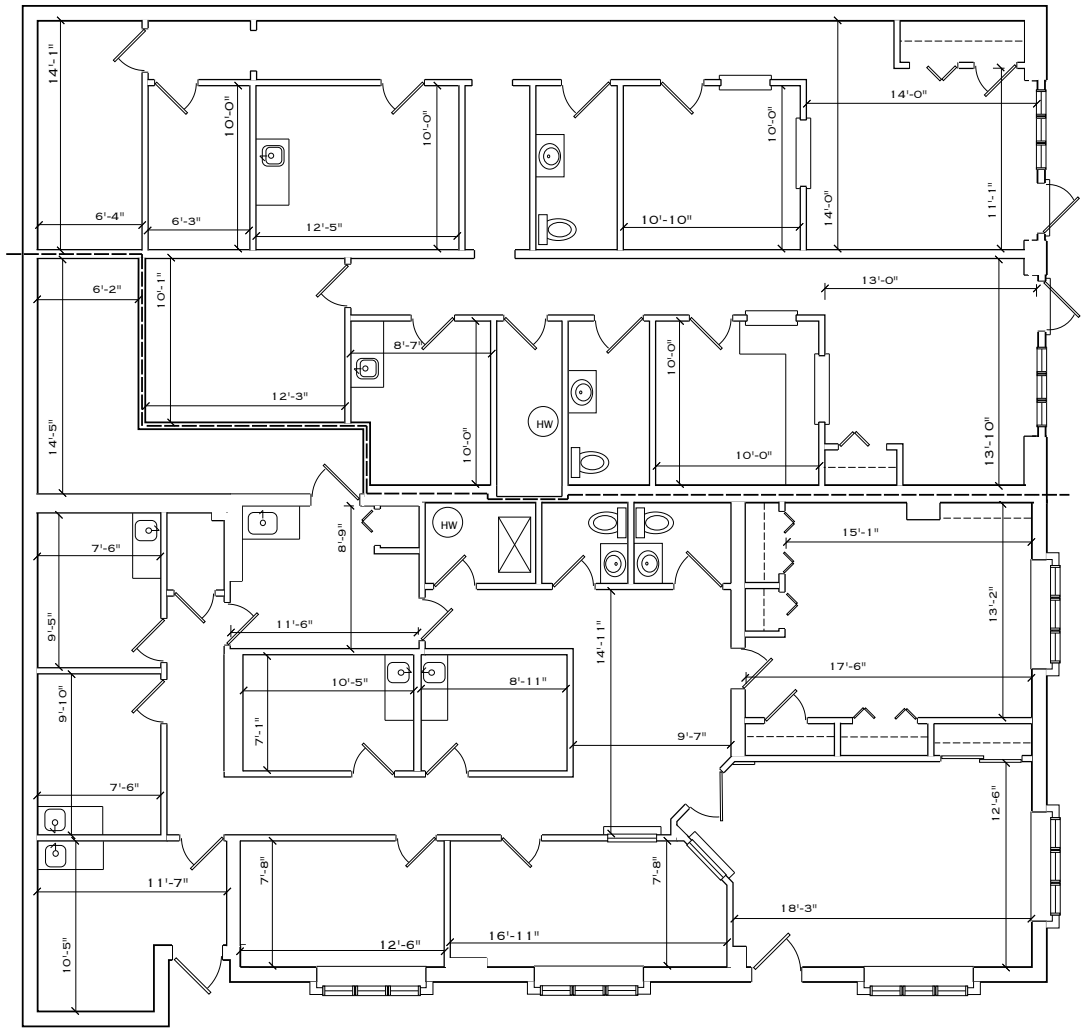
FLOOR PLAN

Total SF: +/- 3,618 SF



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