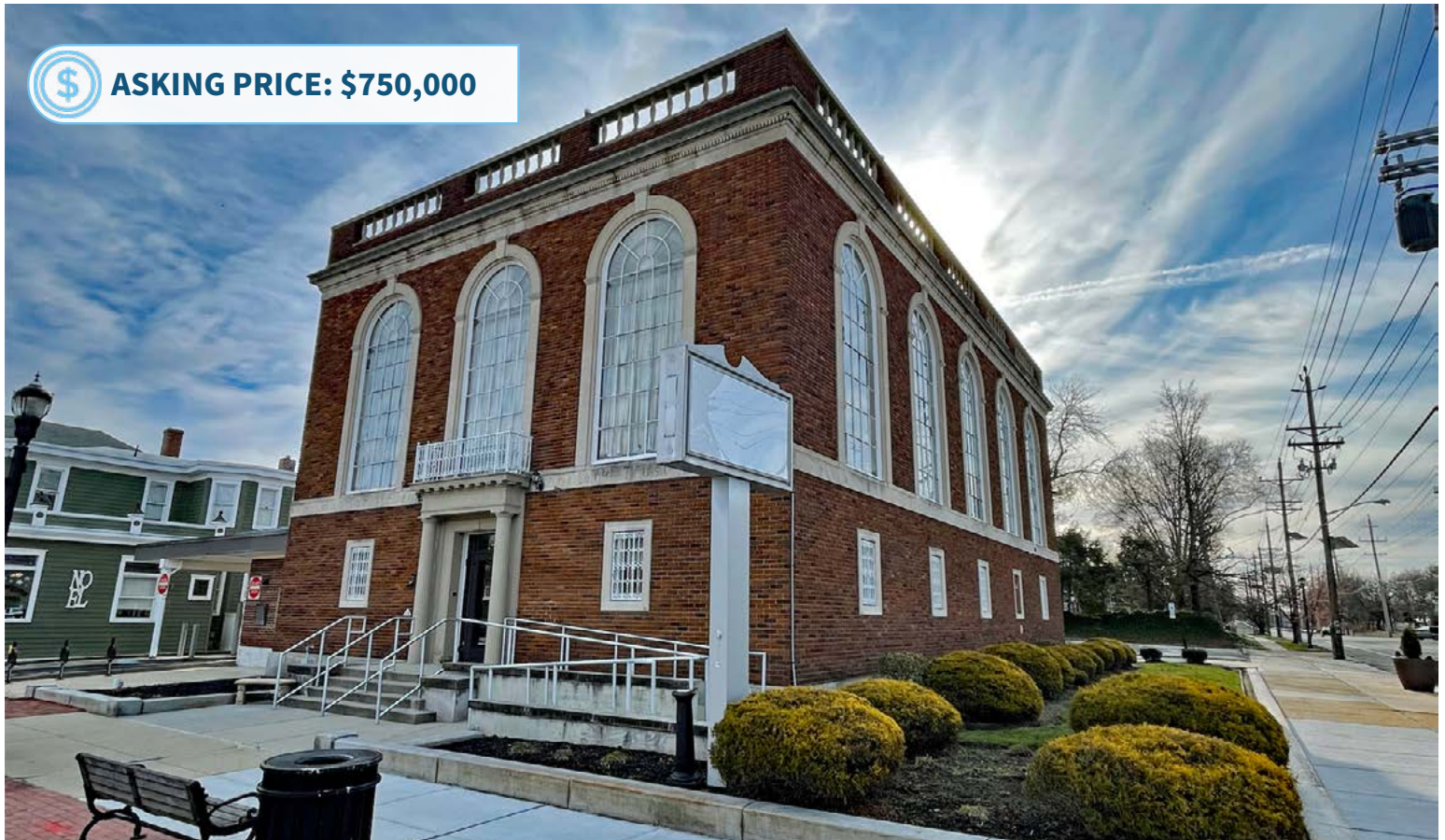


FOR SALE: ±4,500 SF ON TWO FLOORS, PLUS BASEMENT

528 Station Ave, Haddon Heights, Camden County, NJ 08035

EQUITY RETAIL BROKERS

ASKING PRICE: \$750,000



PROPERTY FEATURES & DETAILS

- ±4,500SF on two floors, plus basement
- Prominent freestanding building in the heart of downtown Haddon Heights
- The property includes two parcels: the building and the parking area behind it
- Corner location provides excellent visibility and access
- Central Business District zoning allows for a variety of permitted and conditional uses
- Haddon Heights was named one of 11 “Classic Towns of Greater Philadelphia” by the Del Val Regional Planning Commission



CONTACT

DAVID GOODMAN

dgoodman@equityretailbrokers.com

DIRECT 484.417.2219

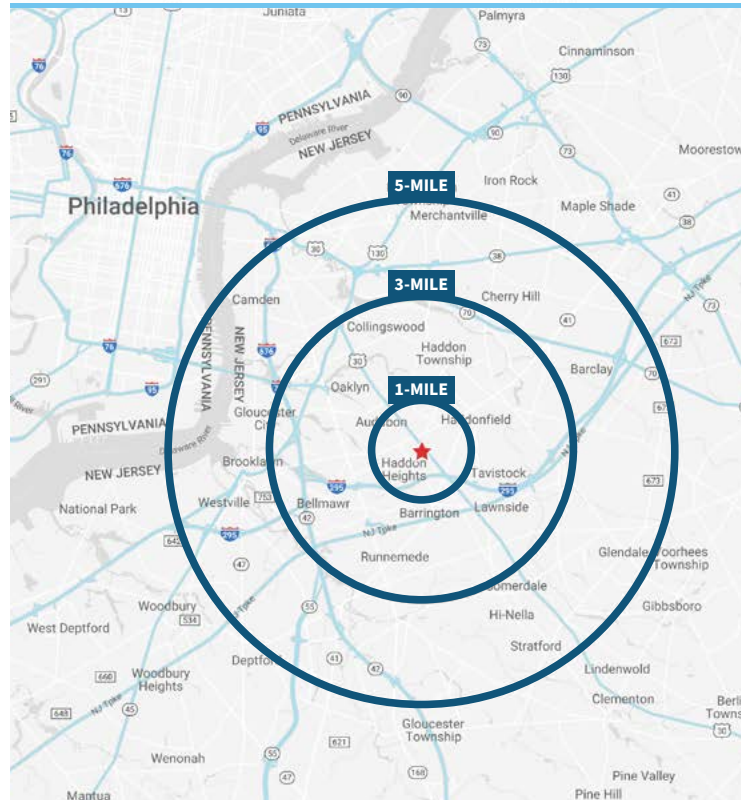
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EQUITY RETAIL BROKERS



Demographic Overview (1, 3, 5-mile radius)



Demographics

	1 Mile	3 Miles	5 Miles
Population	16,541	123,424	309,710
Average HHI	\$172,512	\$143,129	\$129,620
Adj Daytime Demos (16yrs+)	9,361	71,540	208,053

Demographic Data Source: Applied Geographic Solutions, 2023 (REGIS)

The right space. The right move.

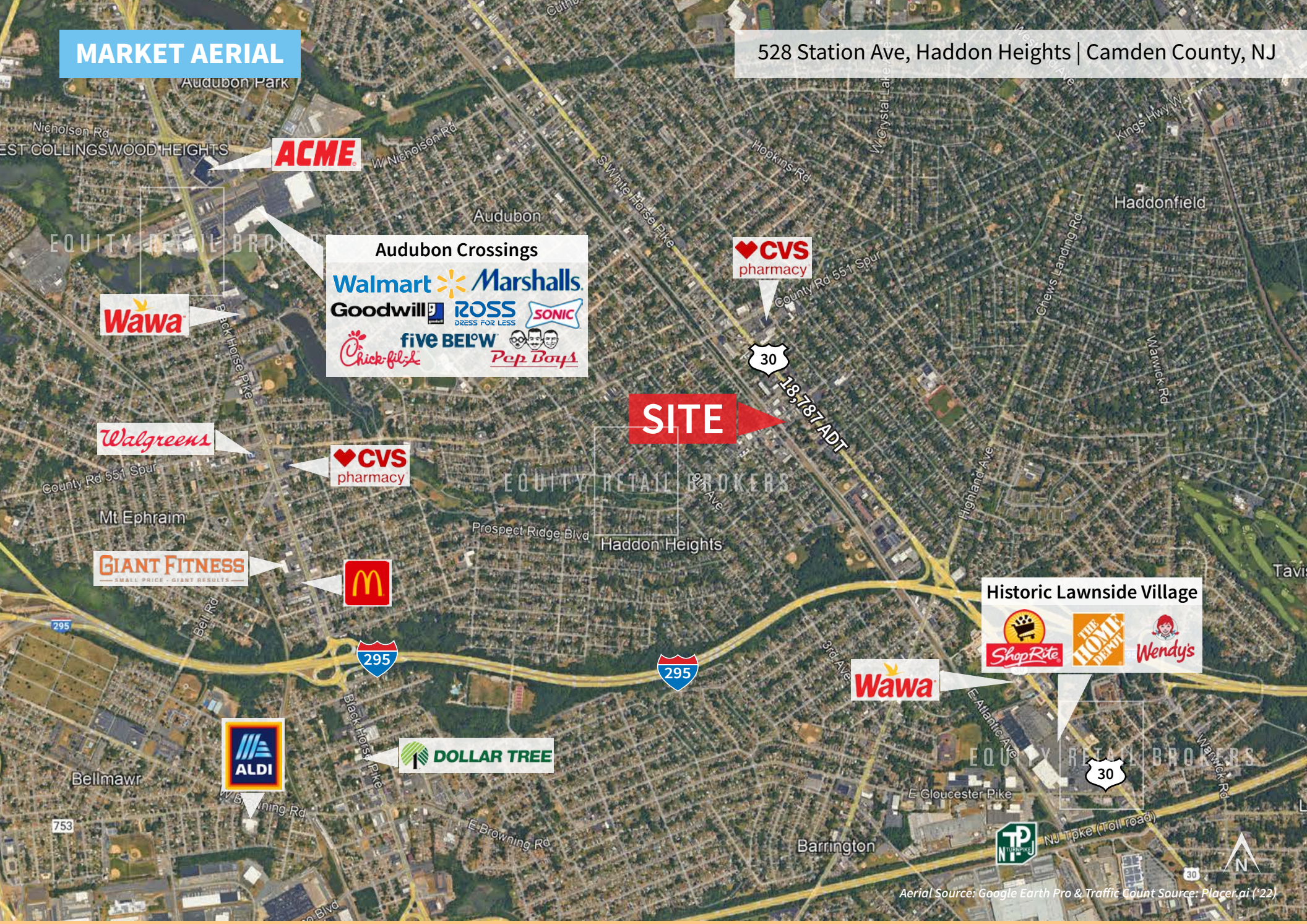


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03/24

MARKET AERIAL

528 Station Ave, Haddon Heights | Camden County, NJ



Compliments of:

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02/24

