## PRESENTED FOR LEASE BY EQUITY RETAIL BROKERS

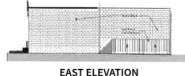
# ±3,000 - 6,000 SF COMMERCIAL BUILDING COMMERCIAL BUILDING AT CORNER LOCATION FOR LEASE 641 Haddon Avenue, Collingswood, NJ

EQUITY RETAIL BROKERS



NORTH ELEVATION (HADDON AVE)

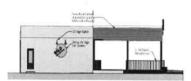




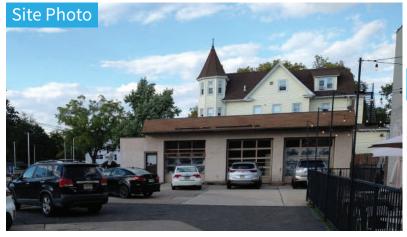
CORNER VIEW



SOUTH ELEVATION



WEST ELEVATION (WOODLAWN AVE)



### PROPERTY FEATURES

- ± 3,000 6,000 SF
- Center of Collingswood, NJ Great Restaurant Town
- Build-out to Tenant's specifications
- Town is willing to create a Pocket Park at the front of the property

### **DETAILS**

- Collingswood is a Borough of approximately 14,000 people with access to Philadelphia within minutes along the PATCO High Speed Line
- The Borough boasts the Collingswood Grand Ballroom and Scottish Rite Theater which hosts everything from Weddings to Concerts and Theater productions
- Collingswood features a lively main street along Haddon Ave home to restaurants, coffeeshops, art galleries & functions as the "common space" for the many special events, promotions, & activities the Borough sponsors that residents and visitors enjoy

Demographics			
	1 Mile	3 Miles	5 Miles
Population	19,163	165,058	395,907
Average HHI	\$109,728	\$89,920	\$94,506
Adj Daytime Demos (16 yrs+)	17,848	119,448	313,083

Demographic Data Source: Applied Geographic Solutions, 2022 (REGIS)

#### CONTACT

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Collingswood is the region's premier destination for events, arts and fun! From street festivals, professional theater and international music talent, Collingswood, New Jersey truly has something for everyone to enjoy.

Highlighted below are just a few of the many events held in Collingswood!

Second Saturdays - March - December - Local Artists and Musicians showcase their offerings along Haddon Avenue.

**Book Festival** – A week of events held every October with over 275 exhibitors and authors. It is the longest running literary event in the Delaware Valley.

Collingswood Farmers Market - Held every Saturday from May -November. It is the longest running Farmers Market in South Jersey.

Craft and Fine Arts Festival – Occurring annually in the Fall this event featured over 165 craft and fine artists.

Holidays in Collingswood – From November to the New Year shopping and events for the entire family culminating in the Annual Holiday Parade.

Clover Market - A vintage flea market and craft fair held in the Spring with over 100 vendors and food trucks and live music.

**Green Day Festival** – Eco friendly events and resources to support sustainable living held in the Spring.

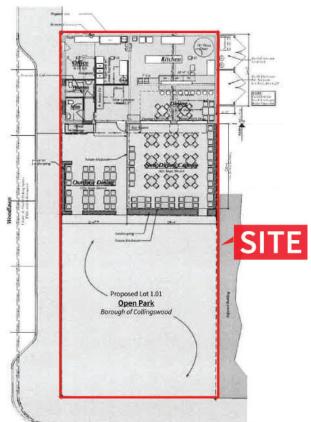
Wellness Week - Healthy living is promoted during this week in April with more than 70 events promoting healthy life choices.

May Fair – A day devoted to the Arts attended by over 60,000 people at the last event. This juried show is attended by over 200 crafters and

**Independence Day** – This nation's founding is celebrated with dignity and respect throughout the Borough







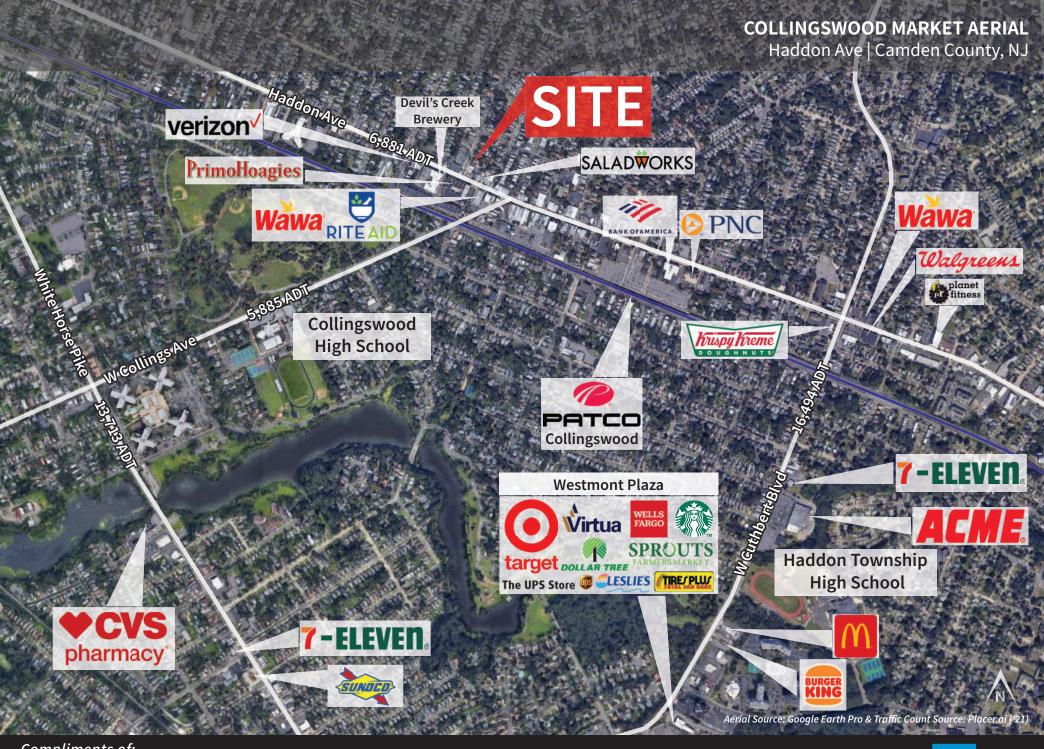






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