

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

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

EQUITY CRE

BACK ON THE MARKET!



ASKING PRICE: \$750,000



### PROPERTY FEATURES & DETAILS

- ±4,500 SF 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

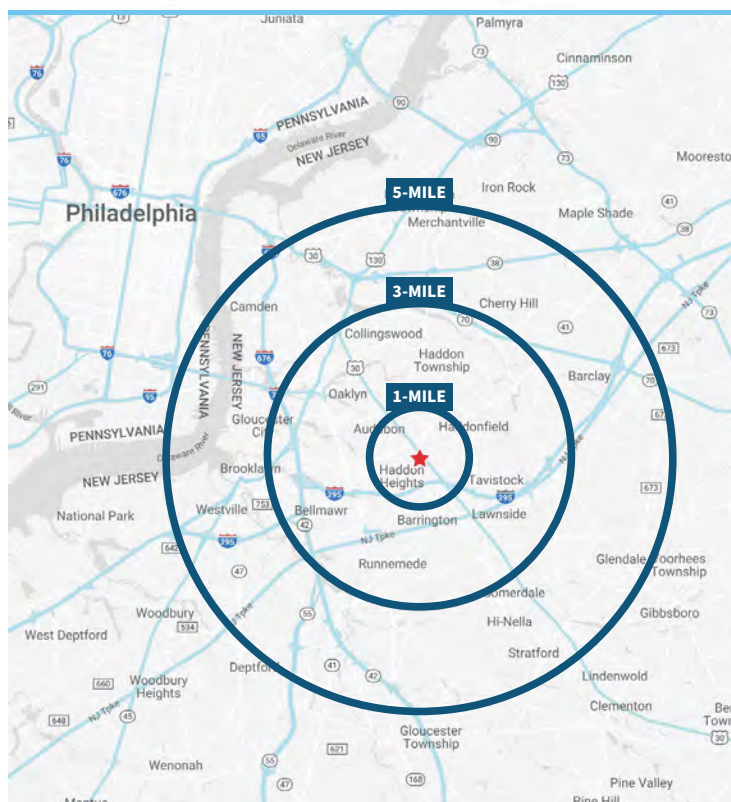
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**EQUITY CRE****Demographic Overview (1, 3, 5-mile radius)****Demographics**

	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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07/25

## MARKET AERIAL

528 Station Ave, Haddon Heights | Camden County, NJ

