

MSC



601 CHAPEL AVENUE

CHERRY HILL, NEW JERSEY

FREE STANDING 9,770 SQ. FT OFFICE BUILDING
FOR SALE OR LEASE

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NEW JERSEY

FREE STANDING 9,770 SQ. FT OFFICE BUILDING
FOR SALE OR LEASE



601 CHAPEL AVENUE

DANNY WOLF
dwolf@hellomsc.com
215.883.7398



- Available for immediate occupancy
- Located minutes from RT. 295, RT. 70, RT. 73, and RT. 38 with easy access to Philadelphia
- Highly professional private offices and bullpen
- 9,770 sq. ft. two story office building located on 2.73 acres with 36 parking spaces
- 6,136 sq. ft. vacant and available for immediate occupancy
- 3,835 sq. ft. occupied by existing tenant which pays pro rata share of utilities, water, sewer, bathroom, trash, snow removal and landscaping
- Taxes; (2021) \$35,370,26
- New roof installed 2018, new electric 2012, 4 HVAC units

DEMOGRAPHICS



EST. POPULATION

1 mi | 8,262 3 mi | 89,963 5 mi | 230,836



EST. NUMBER OF HOUSEHOLDS

1 mi | 3,380 3 mi | 33,617 5 mi | 90,351



EST. MEDIAN HH INCOME

1 mi | \$86,651 3 mi | \$95,662 5 mi | \$102,065



EST. DAYTIME EMPLOYEES

1 mi | 8,470 3 mi | 71,334 5 mi | 156,687

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SURVEY



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PROPOSED PARKING PLAN 6-28-11

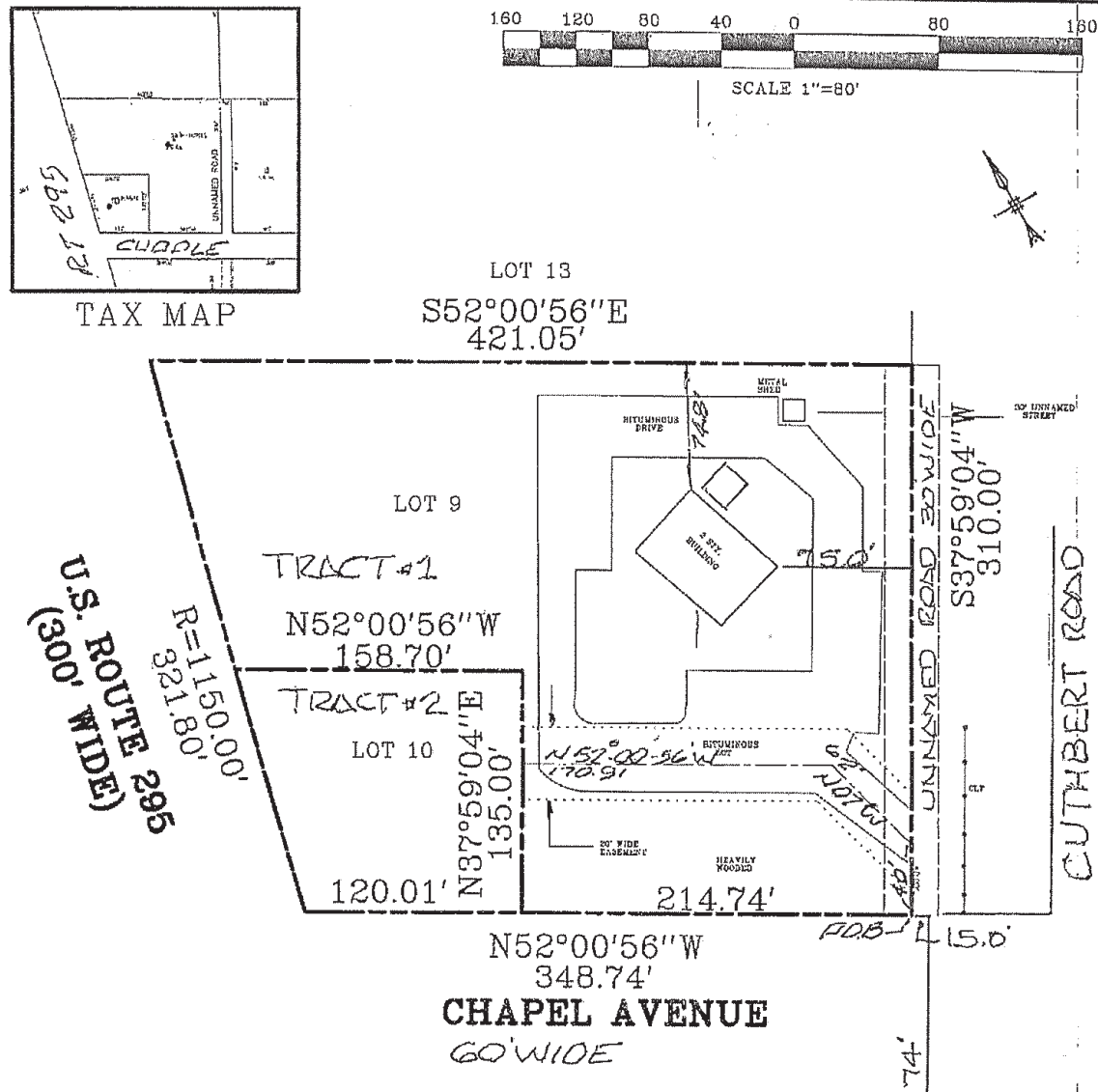
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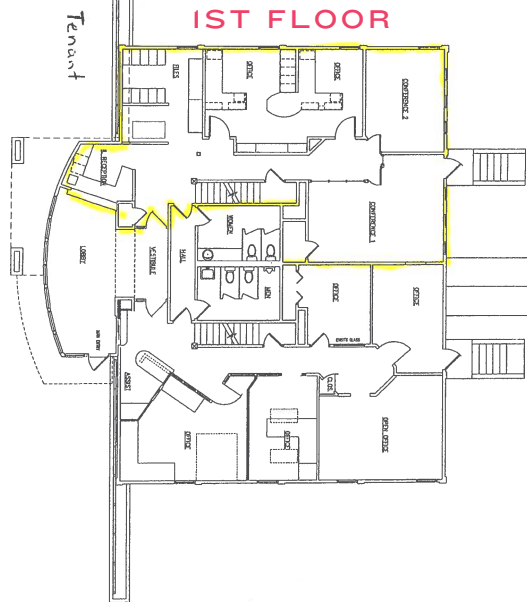
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FLOOR PLANS

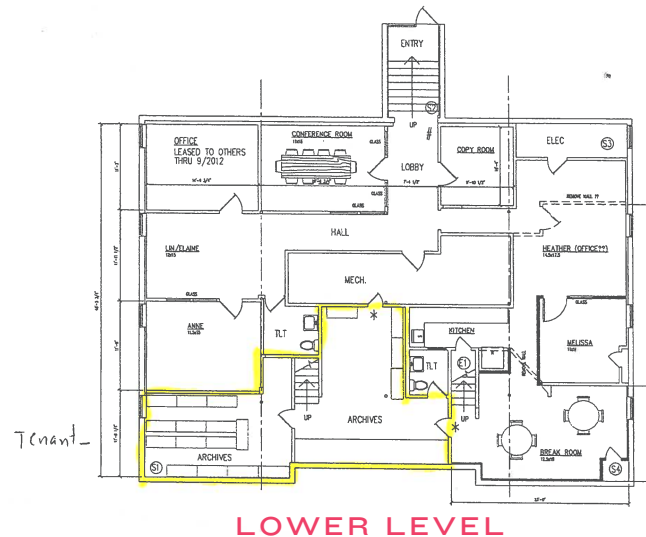
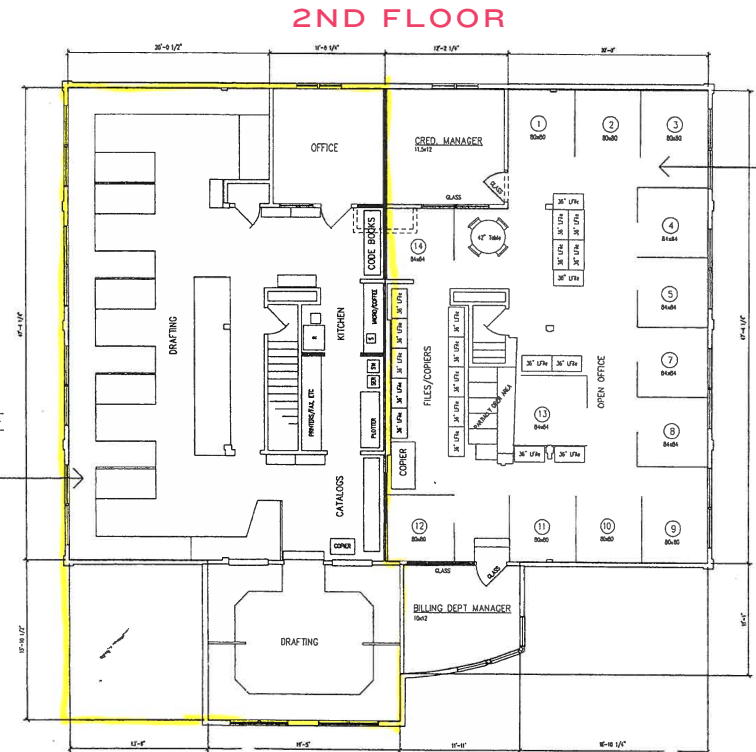


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TOTAL IL LEASE
AREA 1811
SQUARE FEET



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EXTERIOR PHOTOS



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