



INVESTMENT OFFERING



+/- 43,866 SF SITUATED ON 1.42 ACRES
GROVE OFFICE PLAZA
515 GROVE STREET AND 504 WHITE HORSE PIKE
HADDON HEIGHTS, NJ

Jason Wolf
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PROPERTY DESCRIPTION

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| Location: | 515 Grove Street & 504 White Horse Pike Haddon Heights, NJ |
| Building Size: | +/- 43,866 SF |
| Percent Leased: | 80% |
| 2025 NOI: | \$359,787.58 |
| Sale Price: | 10% Cap Rate |
| Weighted Average Lease Term (WALT): | 6.7 Years |

PROPERTY AREA/HIGHLIGHTS

- Class "B" mid-rise office building situated in a high income neighborhood serving Collingswood, Haddonfield, and Cherry Hill markets.
- 80% Leased to ten tenants, anchor Tenant renewed for 7 years in October of 2025
- Located on White Horse Pike (Route 30), with 23,000 vehicles per day and Less than 2 miles to Haddonfield PATCO station
- Immediate Access to I-295 and NJ Turnpike connecting to Camden, Cherry Hill, and Philadelphia metro markets.
- Strong Local Population Base: 53,000+ residents within 1 mile; 303,000+ within 3 miles
- Average HH income > \$120,000 within 3 miles.

BUILDING TENANTS



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PROPERTY SURVEY



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