

7 CUTHBERT BOULEVARD

7 Cuthbert Boulevard Haddon Township, NJ 08107



FOR SALE



OFFICE



3,200 +/- SF



PROPERTY DESCRIPTION

- 3,200 +/- SF
- Animal Hospital, Retail, and Business
- Existing veterinary office and surgical unit
- Prime Haddon Township location
- Great onsite parking space
- Well-maintained upgraded and custom interior
- Showing by appointment only

SALE PRICE:

\$2,700,000.00

FOR MORE INFORMATION

Joe Riggs

☎ 609.352.1162

✉ joe.riggs@naimertz.com

Will Frank

☎ 856.724.4248

✉ will.frank@naimertz.com

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAIMertz



NAI Mertz | 21 Roland Avenue
856.234.9600 | www.naimertz.com
Mount Laurel, NJ 08054



7 CUTHBERT BOULEVARD

7 Cuthbert Boulevard Haddon Township, NJ 08107

 FOR SALE

 OFFICE

 3,200 +/- SF



FOR MORE INFORMATION

Joe Riggs

 609.352.1162

 joe.riggs@naimertz.com

Will Frank

 856.724.4248

 will.frank@naimertz.com

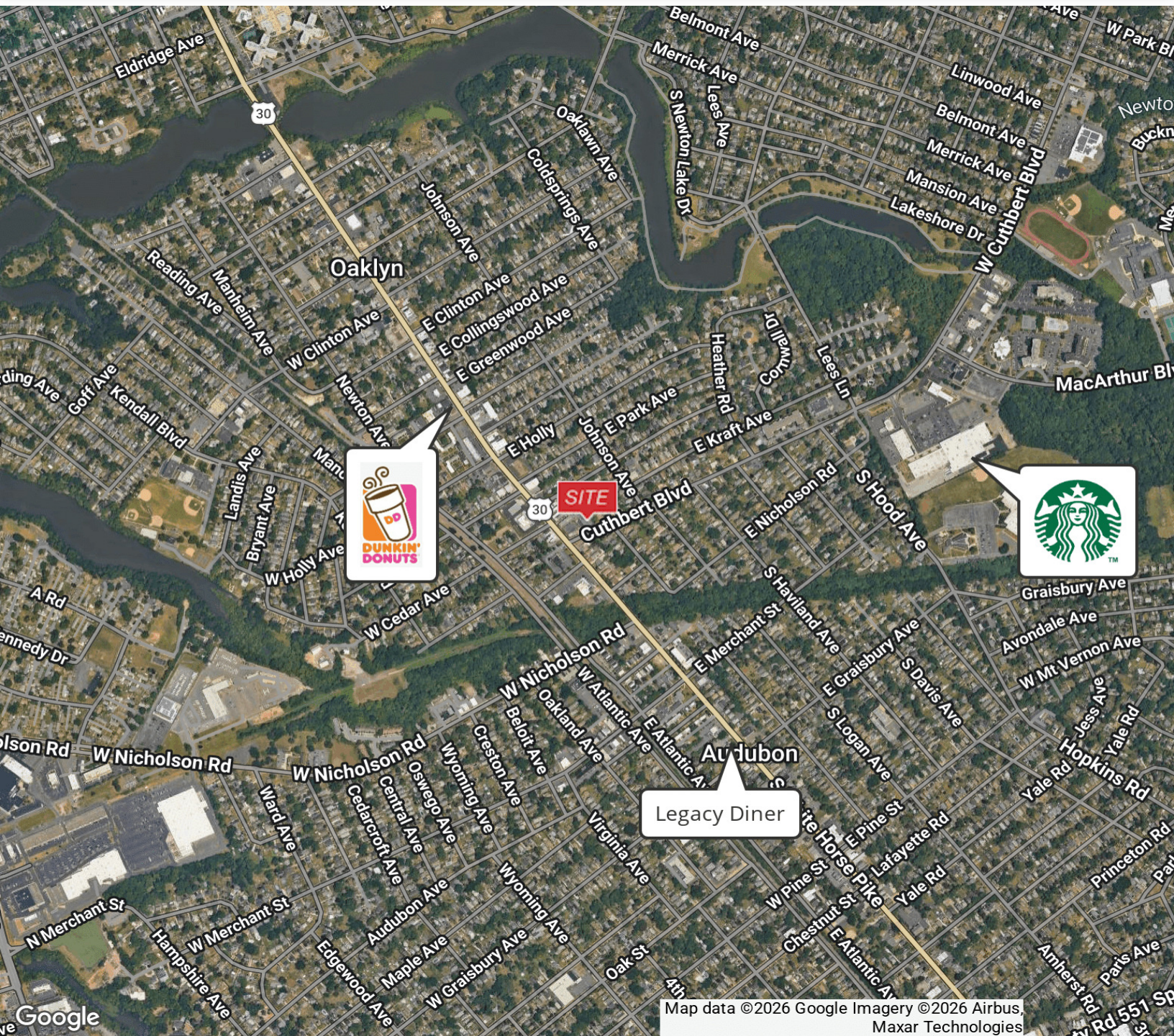
NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAI Mertz

 **NAI Mertz** | 21 Roland Avenue
856.234.9600 | www.naimertz.com
Mount Laurel, NJ 08054



7 Cuthbert Boulevard Haddon Township, NJ 08107

 3,200 +/- SF

[in](#)
[f](#)
[ig](#)
[yt](#)
[tw](#)

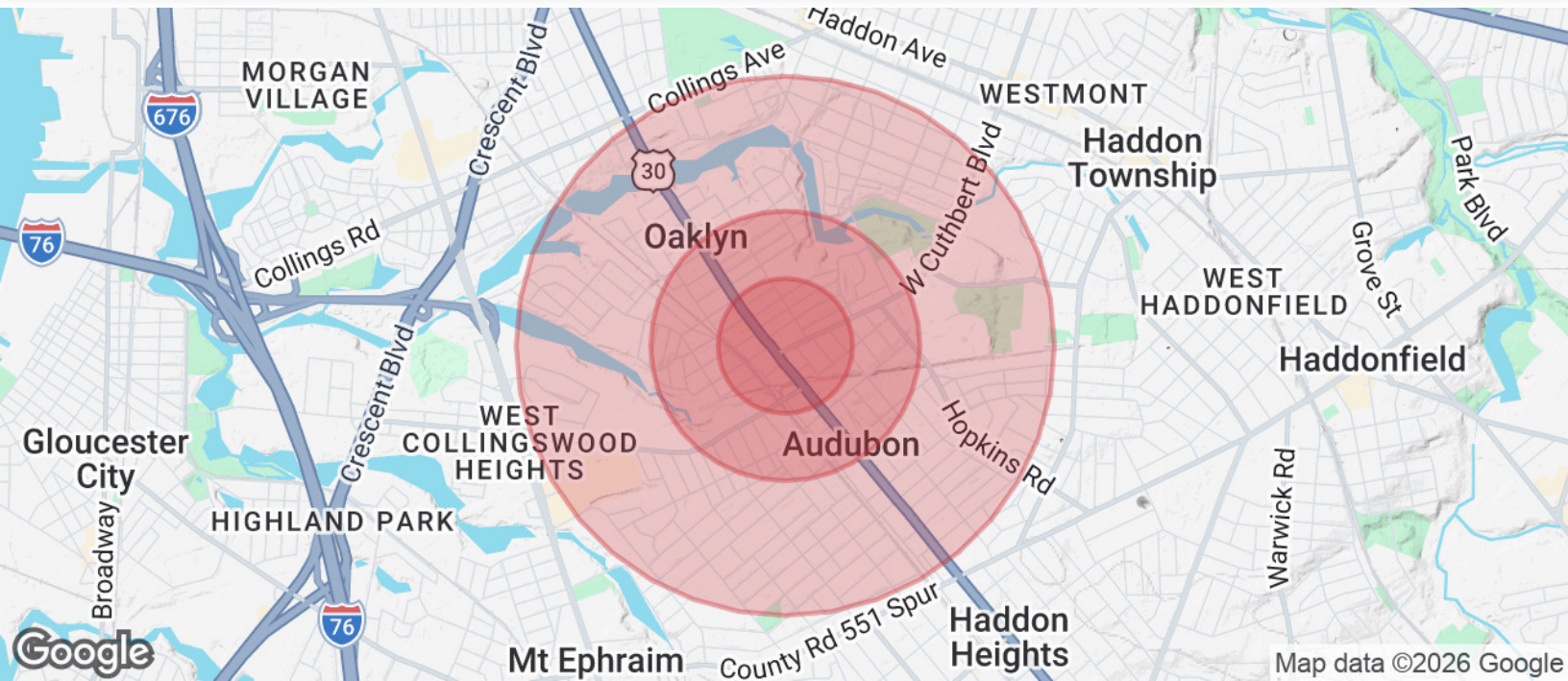
7 CUTHBERT BOULEVARD

7 Cuthbert Boulevard Haddon Township, NJ 08107

 **FOR SALE**

 **OFFICE**

 **3,200 +/- SF**



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,258	4,981	19,201
Average Age	39.4	37.9	39.8
Average Age (Male)	42.4	38.8	39.8
Average Age (Female)	42.1	40.9	42.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	572	2,121	8,632
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$113,812	\$115,418	\$111,629
Average House Value	\$291,858	\$285,425	\$313,322

2023 American Community Survey (ACS)

FOR MORE INFORMATION

Joe Riggs

 609.352.1162

 joe.riggs@naimertz.com

Will Frank

 856.724.4248

 will.frank@naimertz.com

NAIMertz

 **NAI Mertz** | 21 Roland Avenue
856.234.9600 | www.naimertz.com
Mount Laurel, NJ 08054

NAI MERTZ DISCLAIMER: NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

