

AVAILABLE FOR SALE
7 CUTHBERT BOULEVARD
HADDON TOWNSHIP, NJ 08107



EXISTING VETERINARY PRACTICE

LOCATED AT HIGH TRAFFIC INTERSECTION IN CAMDEN COUNTY

PROPERTY HIGHLIGHTS

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

CONTACT

JOE RIGGS
+1 609 352 1162

joe.riggs@naimertz.com

WILL FRANK
+1 856 724 4248

will.frank@naimertz.com

Naimertz
856.234.9600 | 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.

ADDITIONAL PHOTOS

7 CUTHBERT BOULEVARD HADDON TOWNSHIP, NJ



CONTACT

JOE RIGGS
+1 609 352 1162

joe.riggs@naimertz.com

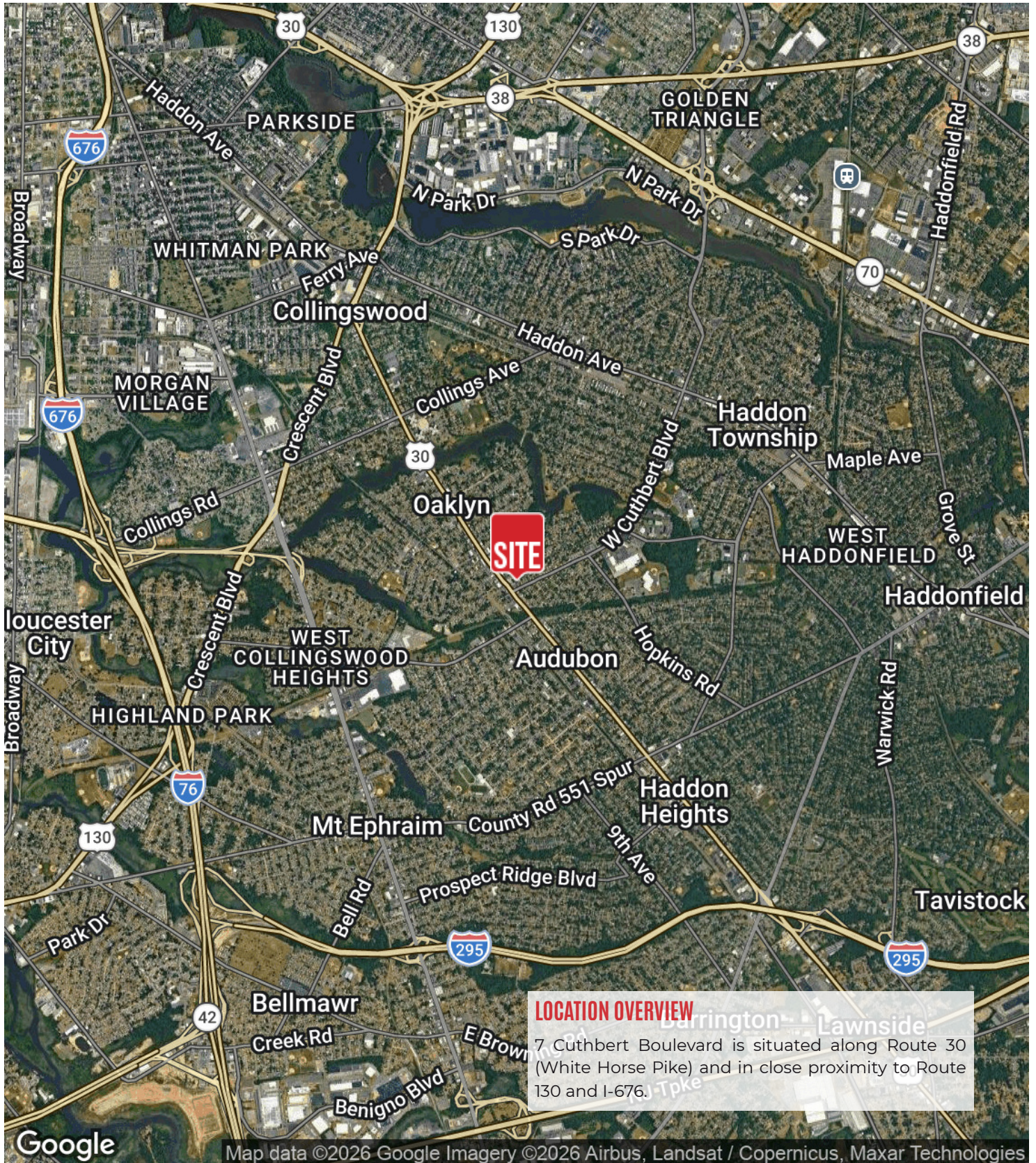
WILL FRANK
+1 856 724 4248

will.frank@naimertz.com

Naimertz
856.234.9600 | naimertz.com

LOCATION MAP

7 CUTHBERT BOULEVARD HADDON TOWNSHIP, NJ



CONTACT

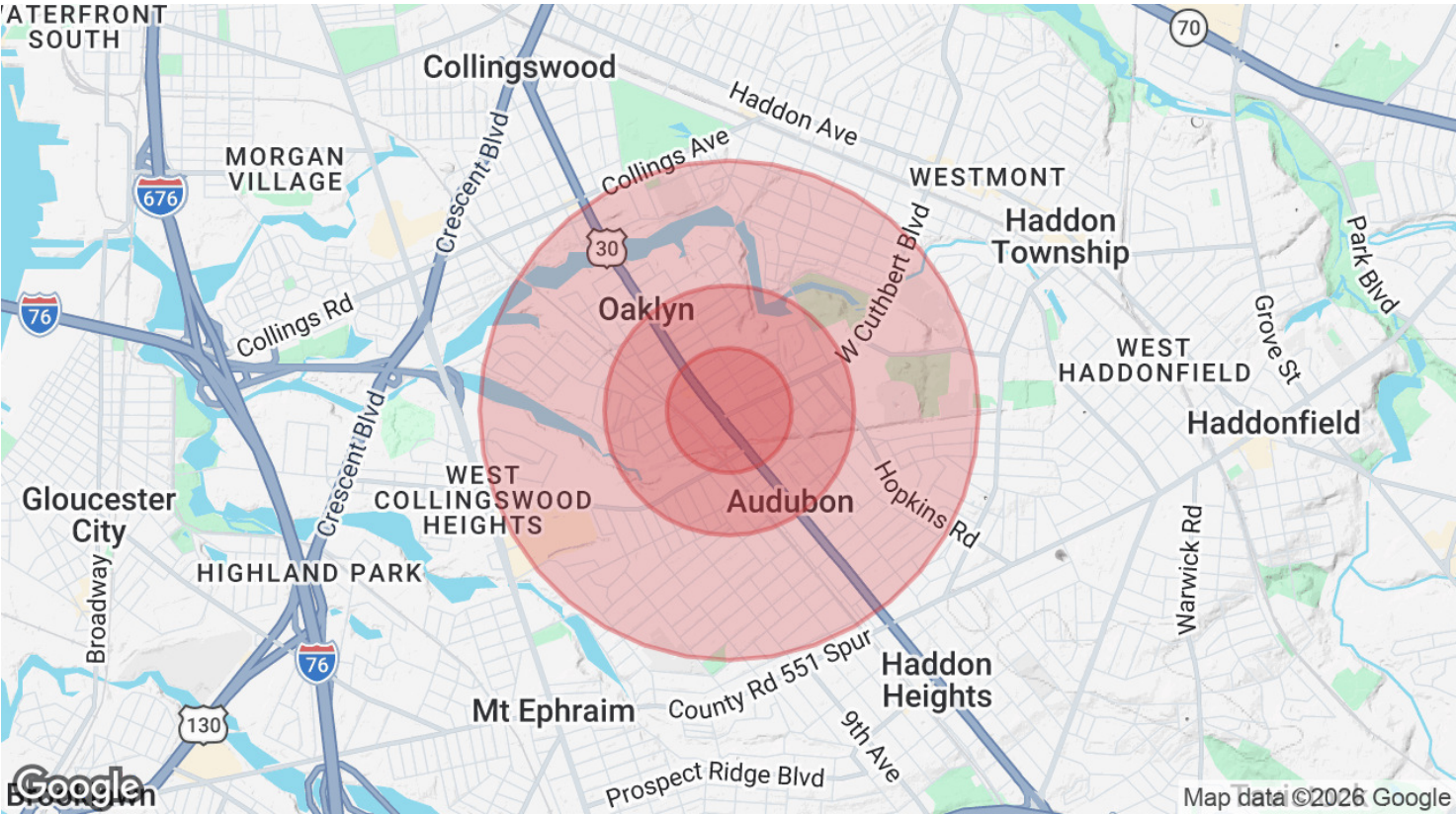
JOE RIGGS
+1 609 352 1162

joe.riggs@naimertz.com

WILL FRANK
+1 856 724 4248

will.frank@naimertz.com

NAIMertz
856.234.9600 | naimertz.com



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)

CONTACT

JOE RIGGS
+1 609 352 1162
joe.riggs@naimertz.com

WILL FRANK
+1 856 724 4248
will.frank@naimertz.com