

# CHARMING OFFICE BUILDING FOR LEASE

10 WEST MAIN STREET, MOORESTOWN, NJ 08057

STAND ALONE OPPORTUNITY ON HISTORIC MAIN STREET



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## Offering Summary

**SF Available:** +/- 4,875 SF

**Asking Sale Price:** \$1,700,000

**Asking Lease Rate:** \$25.00/SF NNN

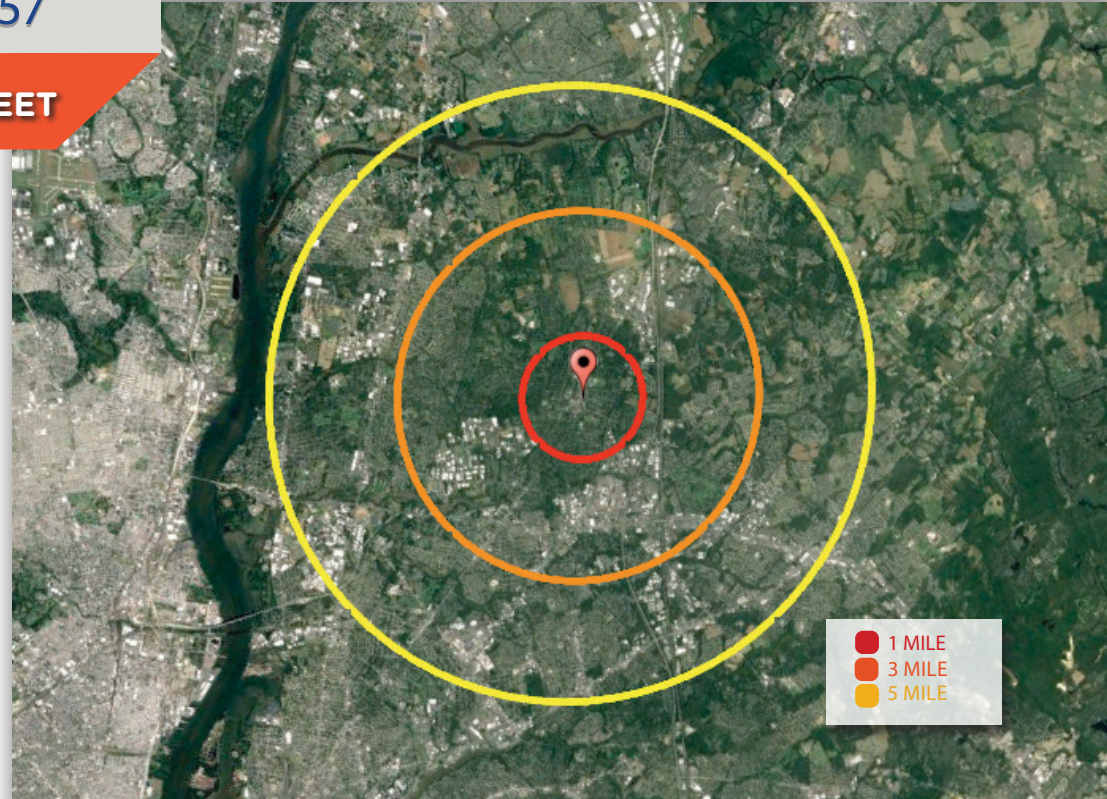
**Signage:** Building & monument signage

**Parking:** 6 surface spaces & street parking

**Occupancy:** Call for information

## Property/Area Highlights

- + Executive professional office on Main Street in highly desirable Moorestown for lease
- + Three story opportunity to take your business to the next level.
- + Walkable to Starbucks, Passariello's Pizzeria and many local amenities. Minutes from Route 38 and I-295.



## 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>EST. POPULATION:</b>	22,404	185,416	1,116,897
<b>EST. HOUSEHOLDS:</b>	8,407	72,535	413,315
<b>AVG. HOUSEHOLD INCOME:</b>	\$154,285	\$117,045	\$86,284



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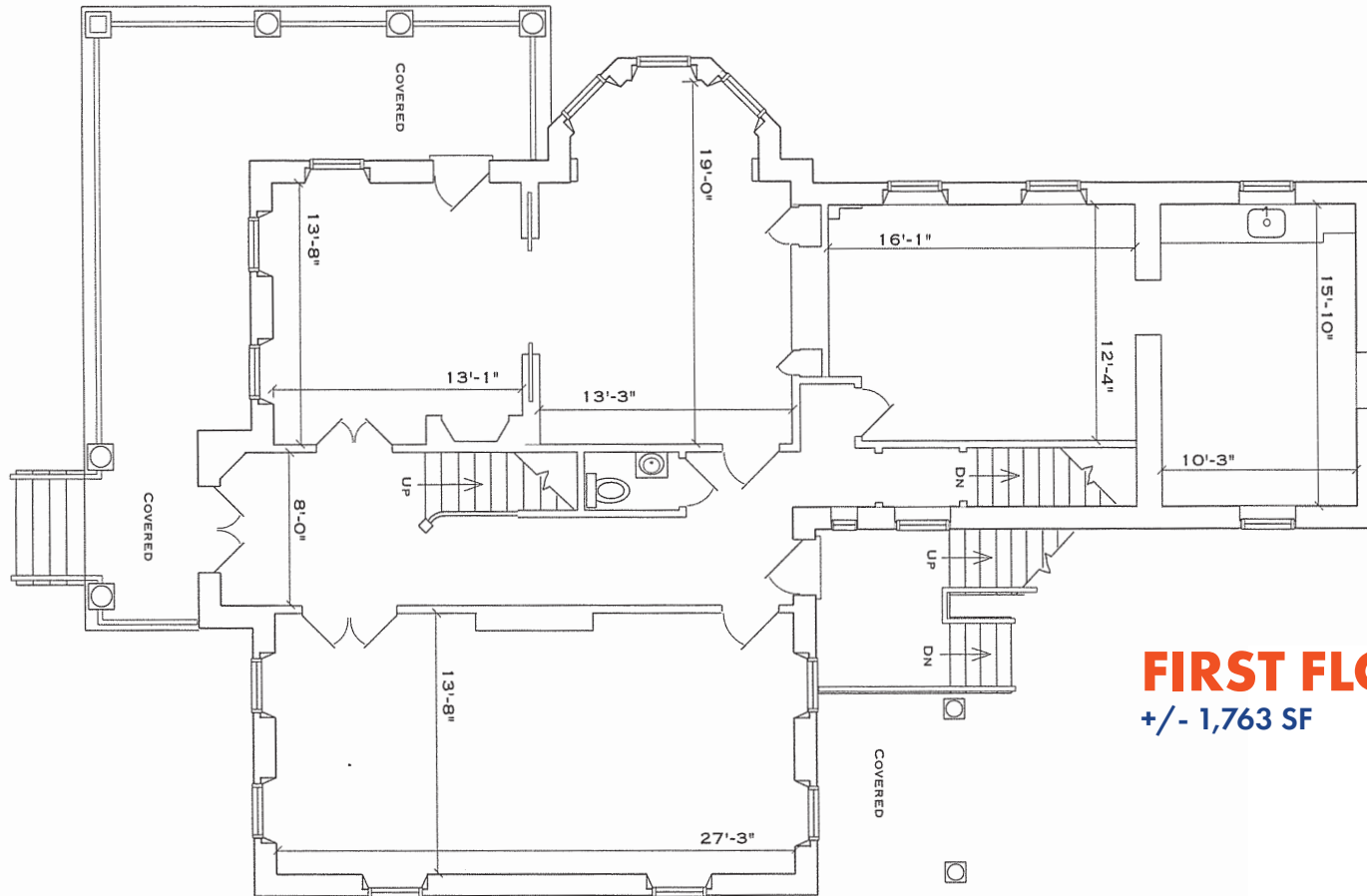
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STAND ALONE OPPORTUNITY ON HISTORIC MAIN STREET



**FIRST FLOOR**  
+/- 1,763 SF



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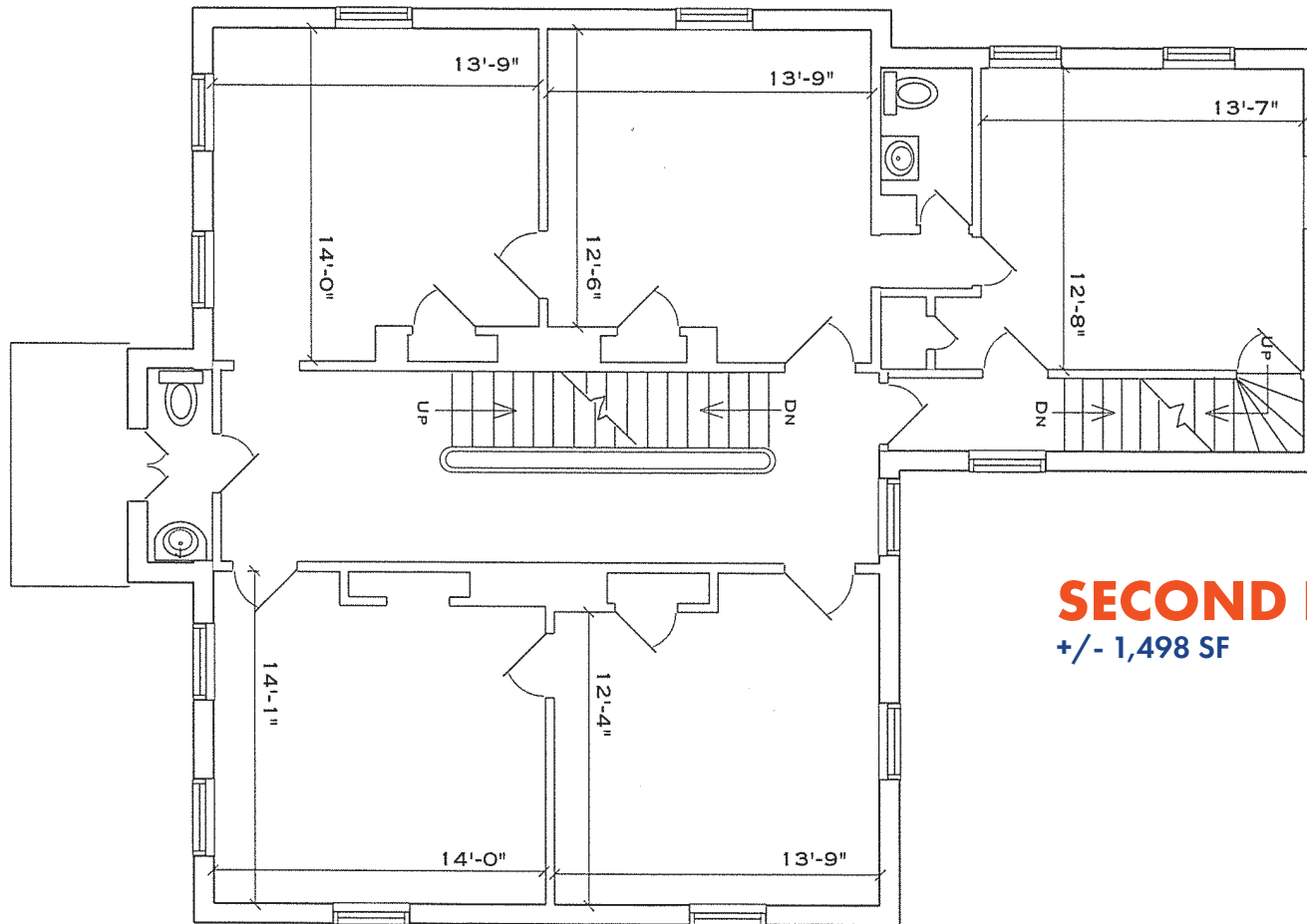
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STAND ALONE OPPORTUNITY ON HISTORIC MAIN STREET



**SECOND FLOOR**  
+/- 1,498 SF



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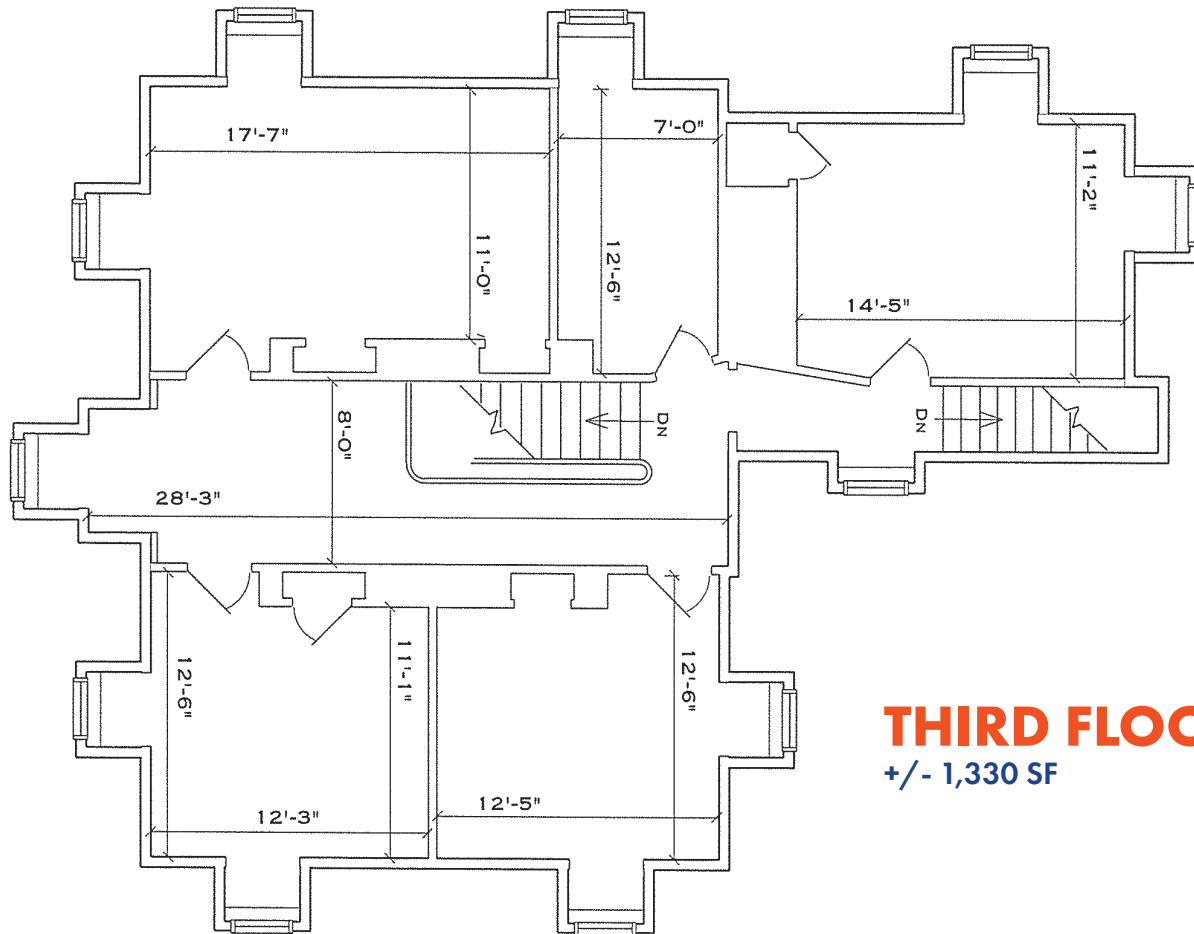
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STAND ALONE OPPORTUNITY ON HISTORIC MAIN STREET



**THIRD FLOOR**  
+/- 1,330 SF



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