



FOR  
SALE  
OR  
LEASE

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**UNIQUE FLEX OPPORTUNITY**  
**706 N WHITE HORSE PIKE, MAGNOLIA, NJ 08049**



### DISCLAIMER

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# OFFERING SUMMARY

**Sale Price:** \$4,480,000

**Lease Rate:** \$11.50/SF NNN

**Size Available:** +/- 40,000 SF + 10,000 SF Mezzanines

**Zoning:** C - Commercial Zone

**Parking:** 55 Surface Spaces

**Signage:** Facade & Ground Mount

**Warehouse Loading Docks:** 2

**Warehouse Drive-In Bays:** 1

**Warehouse Power:** 3 Phase Power

**Traffic:** 26,600 VPD



## PROPERTY HIGHLIGHTS

- + 40,000 SF Flex Property with Retail / Warehouse / Office well-suited for a variety of commercial uses. The property is gated with 2 loading docks and over head drive in. Additionally, the property comes with owned solar power panels for efficient power usage.
- + Commercial Zoning in Magnolia allows for broad business flexibility and long-term value for owner-users or investors.
- + The property is located on North White Horse Pike, a high-visibility corridor with strong traffic counts and excellent frontage for signage and branding.
- + Efficient, adaptable layout reflected in a flexible floor plan designed to accommodate diverse business needs with convenient access and circulation.

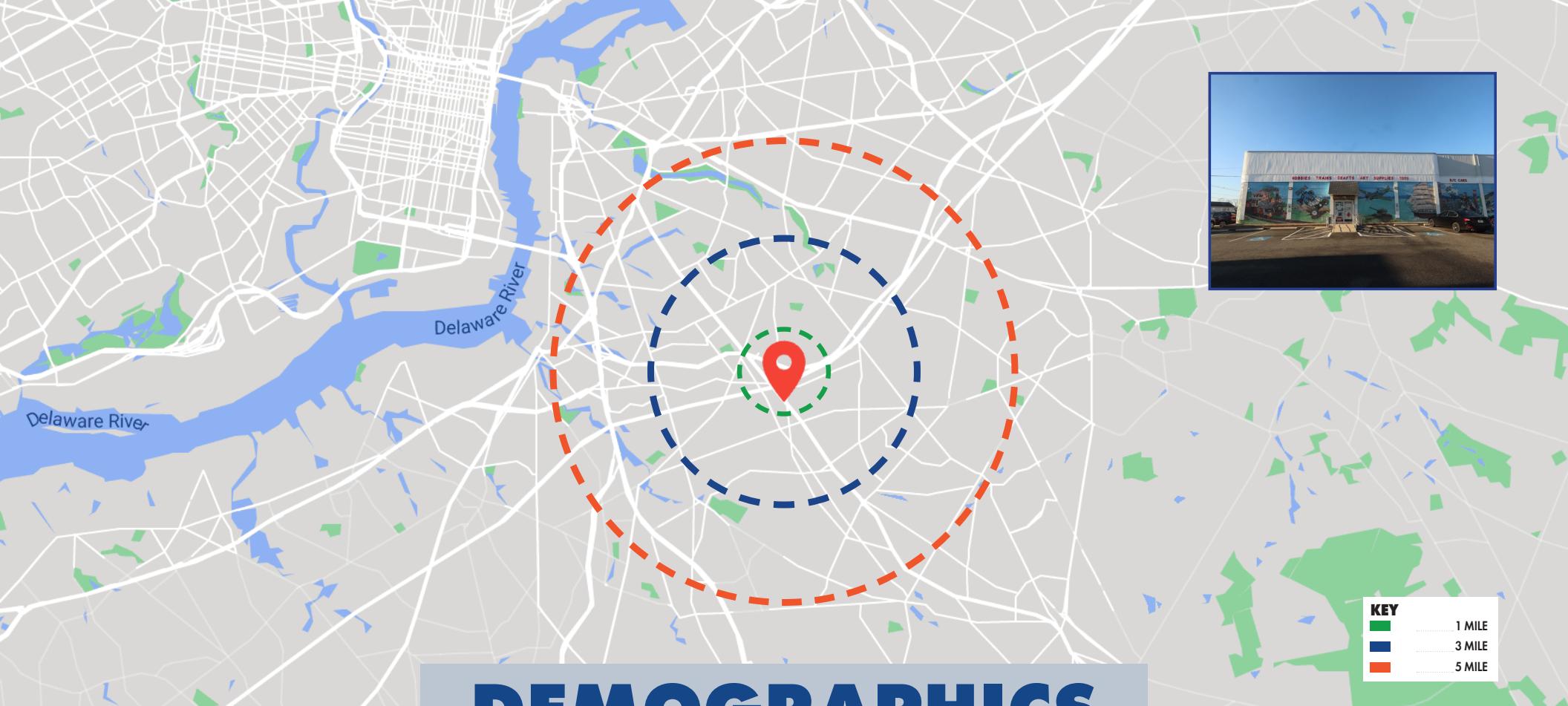


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# DEMOGRAPHICS

## POPULATION

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	8,981	106,741	286,981
PROJECTED 2029	8,993	106,339	286,541

## HOUSEHOLDS

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,634	42,522	115,825
PROJECTED 2029	3,638	42,354	115,625

## INCOME

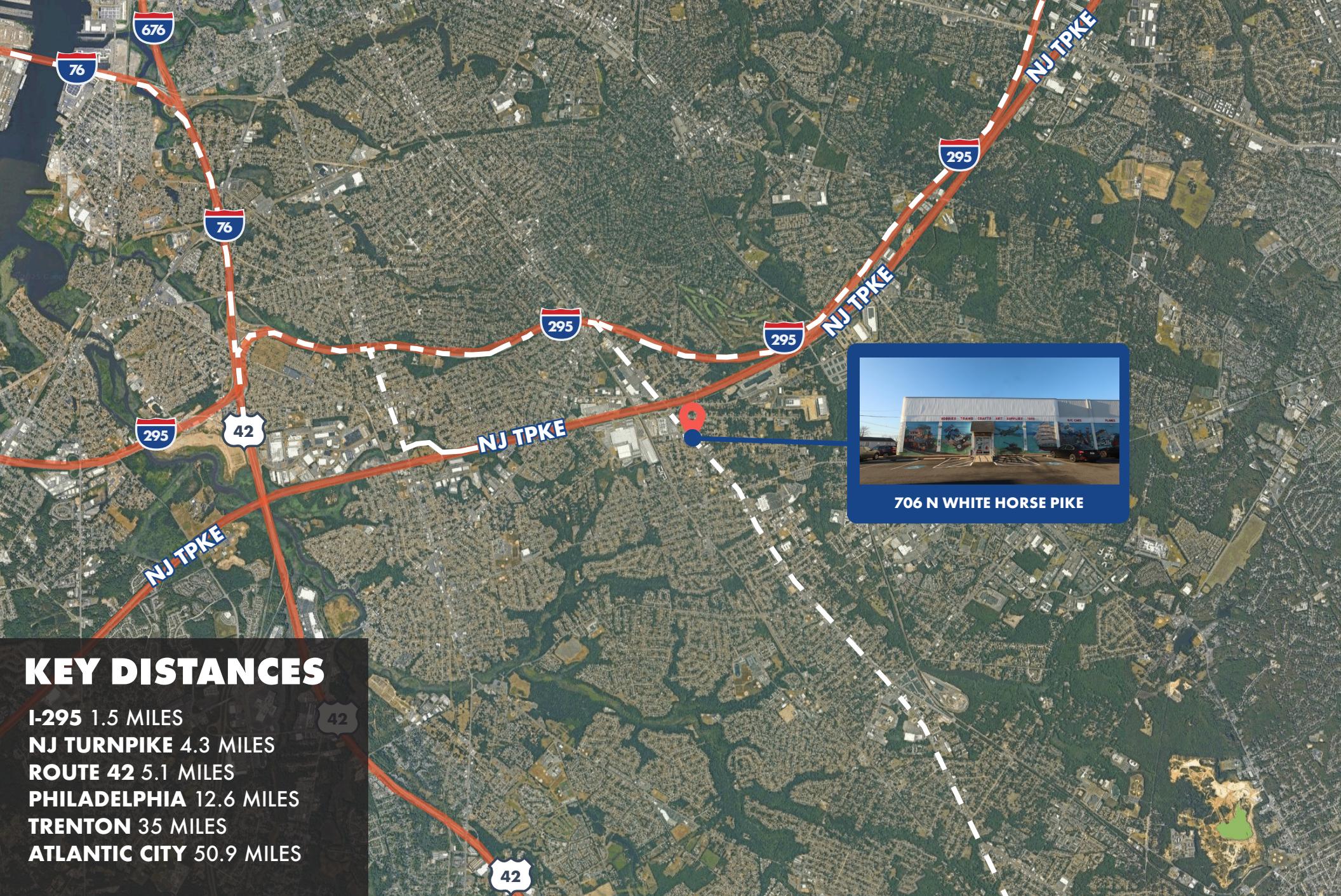
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$94,556	\$117,813	\$111,095
MEDIAN 2029	\$74,003	\$95,046	\$87,371



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# NEARBY AMENITIES

## DINING

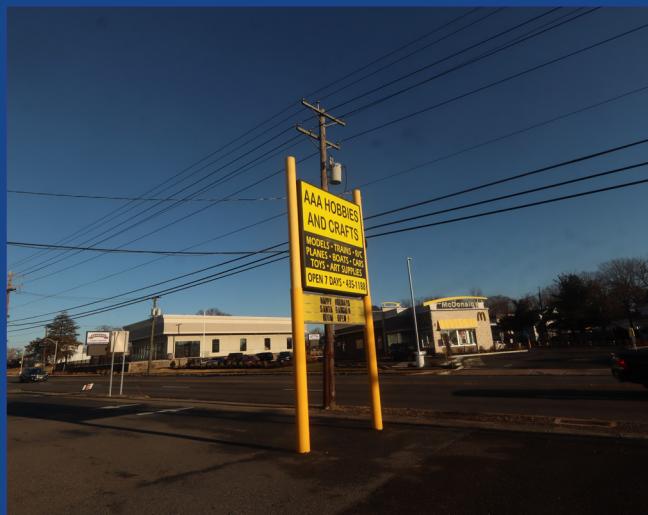
- Chick-fil-A
- Wendy's
- Zaxby's Chicken Fingers & Buffalo Wings
- McDonald's
- Krispy Krunchy Chicken
- Wawa
- Subway
- Little Caesars Pizza
- Dunkin'
- Chopstix House
- Popeyes Louisiana Kitchen
- Taco Bell
- Applebee's

## RETAIL/GROCERY

- The Home Depot
- ShopRite
- Lowe's Home Improvement
- Dollar General
- Produce Junction
- Royal Farms
- Walmart
- Conoco
- GameStop
- Planet Fitness
- Cinemark
- Dollar Tree
- ACME Markets
- Travelodge by Wyndham

- SureStay Hotel
- Red Carpet Inn and Suites
- Enterprise Rent-A-Car
- TD Bank
- Tonewood Brewing
- Tavistock Country Club

# EXTERNAL PHOTOS



# INTERNAL PHOTOS

