

**FOR
SALE**

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AUTO SHOP FOR SALE
1215 S 6TH ST, CAMDEN, NJ 08104



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OFFERING SUMMARY

Price: \$425,000

Building Size: +/- 4,155 SF

Zoning: LT1 - Light Industrial

Parking: +/- 10 Spaces



PROPERTY HIGHLIGHTS

+ 1215 S 6th St presents a 4,155 SF former automotive facility positioned in Camden, NJ, offering a functional layout for a variety of light industrial users. The building is ideally suited for automotive, contractor, or storage-related operations seeking a flexible footprint within a well-located urban industrial corridor.

+ The property features a drive-in door measuring approximately 13 feet high by 8 feet wide, allowing for easy vehicle access and workflow efficiency. Additionally, the site includes a fenced lot, providing valuable outdoor space for secure storage, parking, or equipment staging.

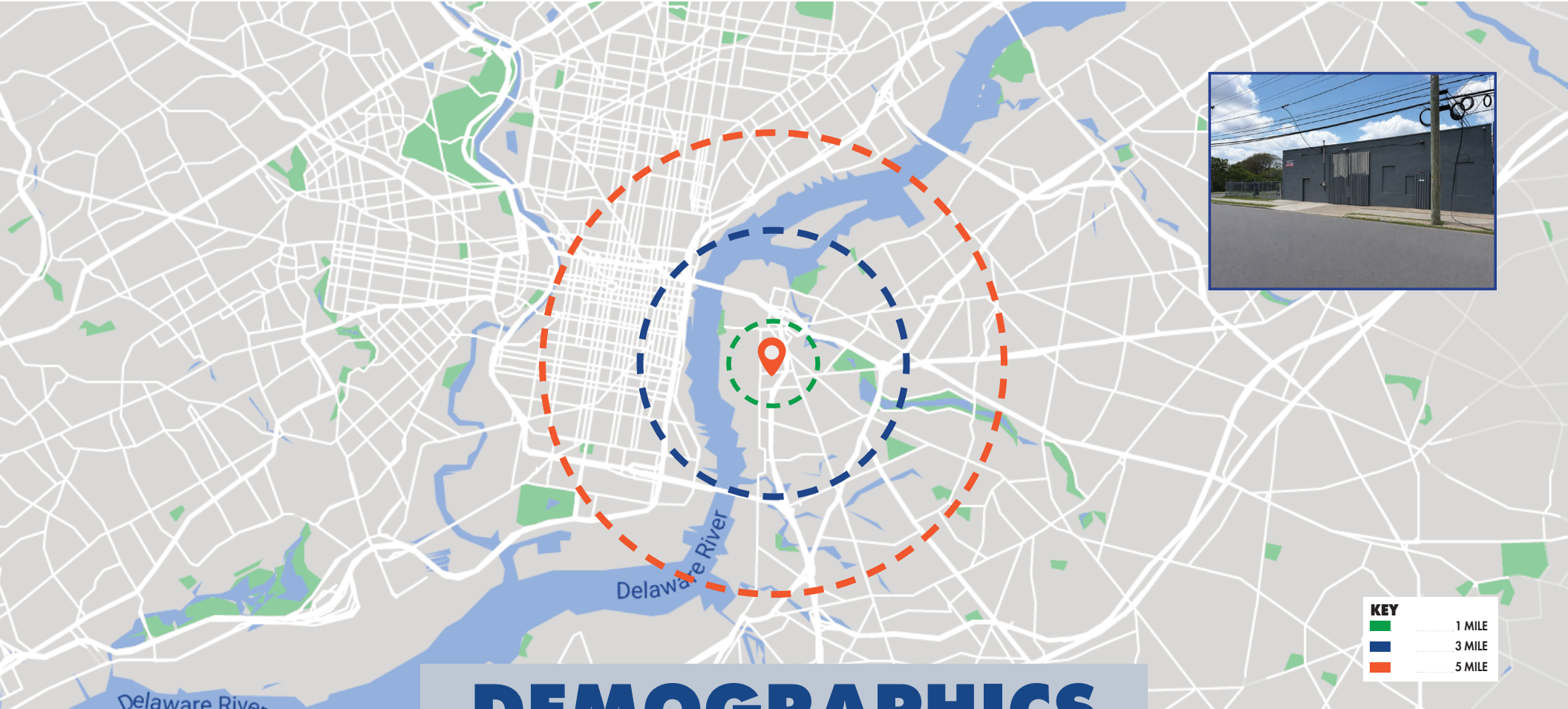
+ Strategically located, the property offers convenient access to major regional transportation routes, including I-676, Route 30, the Ben Franklin Bridge, and the Walt Whitman Bridge. This connectivity makes the site an attractive option for businesses requiring efficient distribution capabilities between New Jersey and Philadelphia.

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DEMOGRAPHICS

KEY	
1 MILE	
3 MILE	
5 MILE	

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	25,905	288,433	760,368
PROJECTED 2030	27,572	291,244	768,724

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	9,146	123,949	318,504
PROJECTED 2030	9,739	124,789	321,181

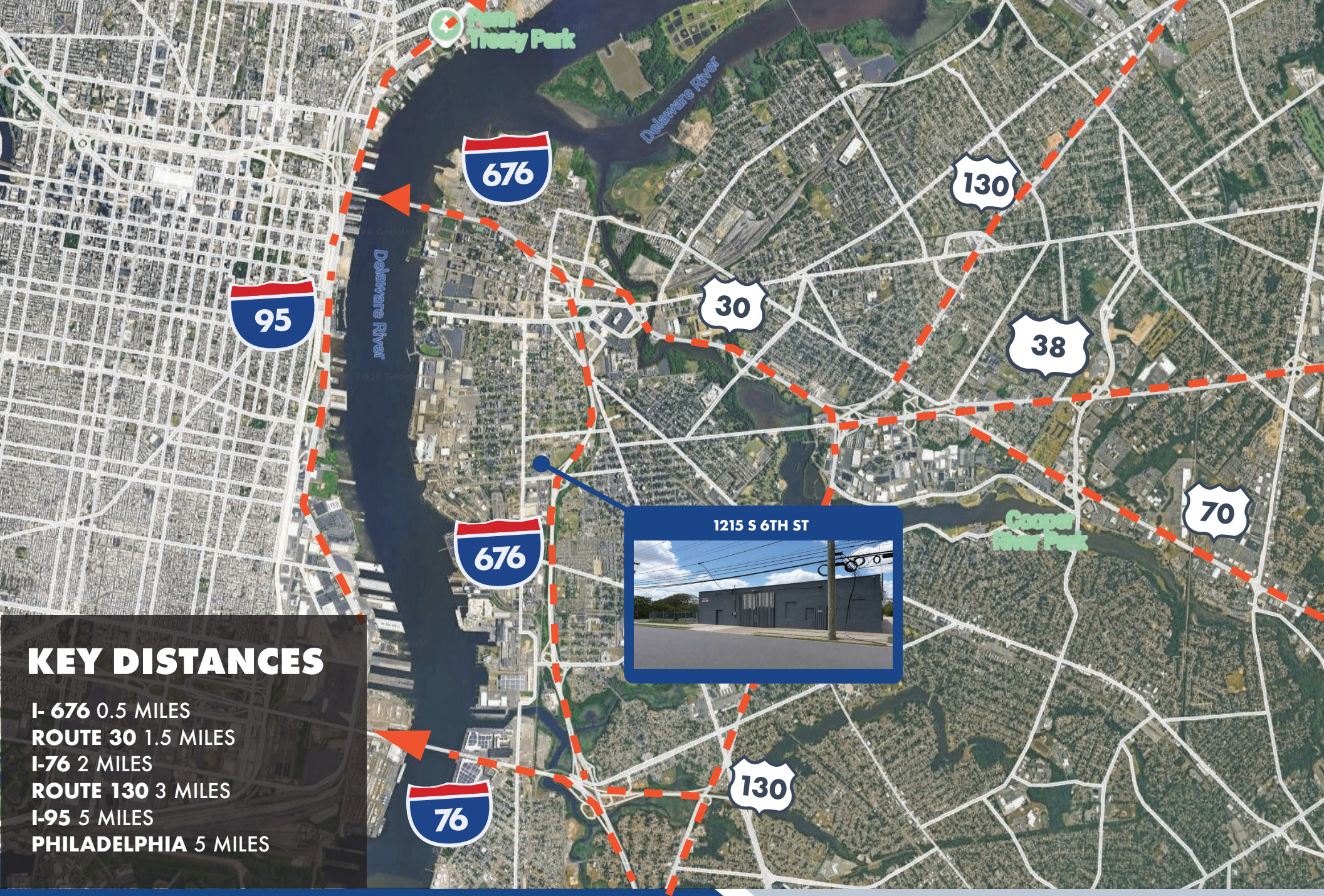
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE	\$53,983	\$105,668	\$99,579
MEDIAN	\$34,490	\$77,054	\$71,715

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KEY DISTANCES

I- 676 0.5 MILES
ROUTE 30 1.5 MILES
I-76 2 MILES
ROUTE 130 3 MILES
I-95 5 MILES
PHILADELPHIA 5 MILES

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Vantage
commercial

TCN
WORLDWIDE
REAL ESTATE SERVICES

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NEARBY AMENITIES

DINING

- Bookers's Restaurant Lounge and Grill
- Common Grounds Coffee
- Chick Fil A
- Crab Stop
- Donkey Steak Place
- Dunkin
- Giza Caribbean Cuisine
- Mcdonalds
- Sabor Puebla Taqueria & Cafe
- Sophie's lounge
- Sagami Japanese
- Wendys

RETAIL/GROCERY

- ALDI
- Bank of America
- Best Buy
- CVS
- Dollar Tree
- Five Below
- FedEx
- GIANT
- Harbor Freights
- Ikea
- Michaels
- Planet Fitness
- Target
- The Home Depot
- Tj maxx
- Wawa
- Warmarts
- Ulta Beauty

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PROPERTY HIGHLIGHTS

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DRIVE-IN DOOR



PARKING



EXTERIOR

