



16,643 SF FLEX PROPERTY

INVESTMENT or
OWNER/USER

SALE

585 ROUTE 73 WEST BERLIN, NJ 08091

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



lee-associates.com/wbe

*For more information,
please contact the listing broker:*

Beth Chezmar
Director

908.477.0291
beth.chezmar@lee-associates.com



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The Owner reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason without notice. The Owner and the Broker each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This OM is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Broker is not authorized to make any representations or agreements on behalf of the Owner.

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Owner will be responsible for any commission due to Broker(s) in connection with a sale of the Property. If, as a Broker, you represent a potential Purchaser, please contact Beth Chezmar at 908-477-0291 to discuss commission payment details.

Lee & Associates - WBE, LLC
611 River Drive, 4th Floor
Elmwood Park, NJ 07407



ASSET OVERVIEW

Lee & Associates - WBE, LLC is pleased to offer an owner/user or investment opportunity located at 585 North Route 73, West Berlin, southern Camden County, New Jersey. The two story 16,643 SF building is occupied by a single tenant and has been used continually since construction in 2000. There are 32 total parking spaces with room for additional parking. The property is located in a retail corridor with good proximity to community amenities such as restaurants, fast food, banks, offices, and residential neighborhoods. It is surrounded by the towns of Evesham, Voorhees, Medford, and Pine Hill. The site is easily accessible to Philadelphia via the Atlantic City Expressway, I-295, Route 30 and Route 70.

Zoning:	C2
Land Area:	2.64 Acres
Building Size:	16,643 SF
Taxes:	\$40,810.00 (2025); reimbursed by the tenant



	1 mile	3 miles	5 miles
2024 Households	2,269	15,965	56,150
2029 Household Projection	2,260	16,006	56,241
Children Under 5	325	2,359	7,939
Median Age	43.8	41.3	41.7
Annual Population Growth 2020-2024	-0.7%	0%	-0.2%



Robust Population Density:
±146,295 residents and 56,000 households within a 5 mile radius.

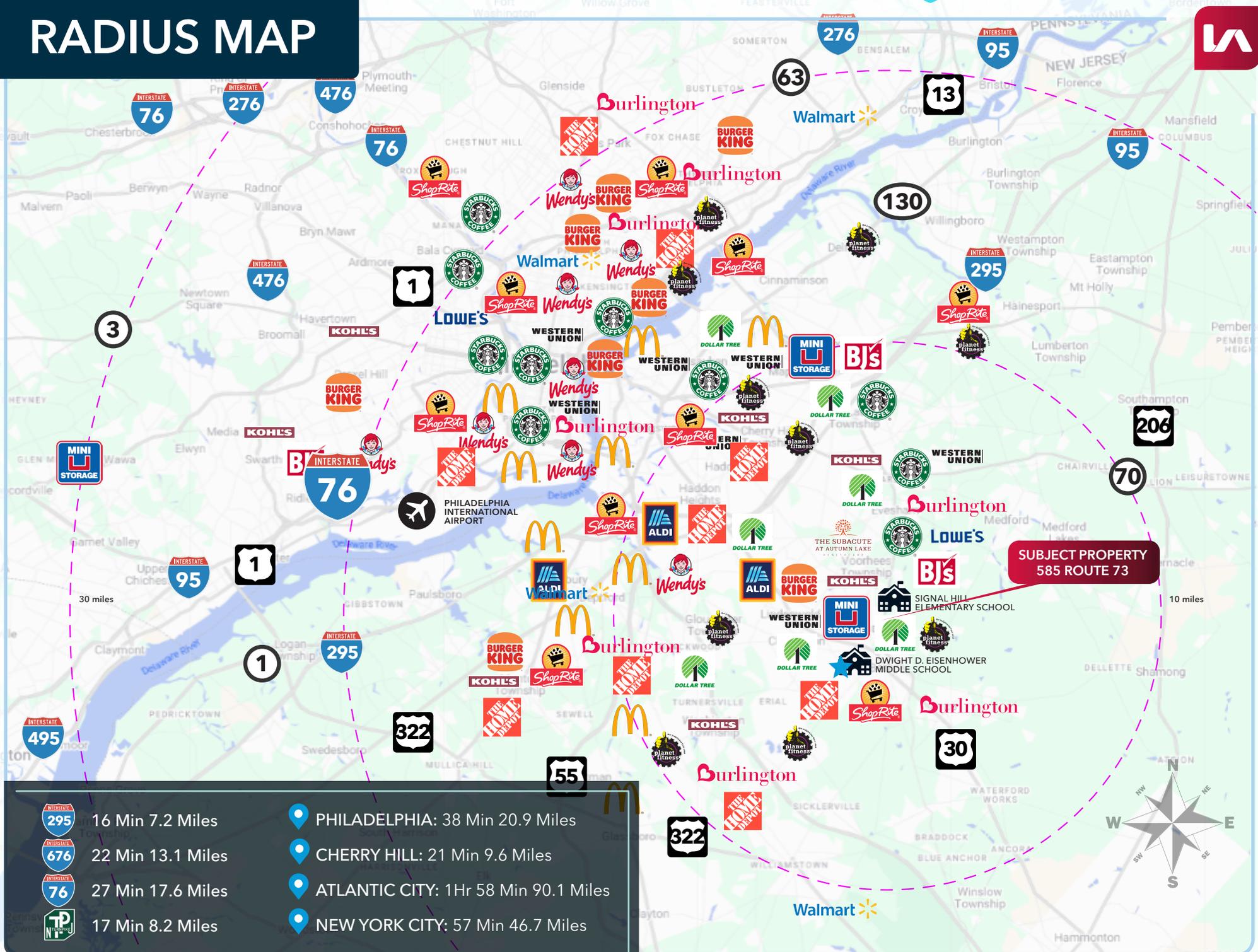


User Occupancy Opportunity:
Use "as-is", renovate or expand for retail, daycare, medical, veterinary, or office use.



Investment Opportunity:
Negotiate with Existing Tenant to retain as Investment (lease expiry Dec. 2026)

RADIUS MAP

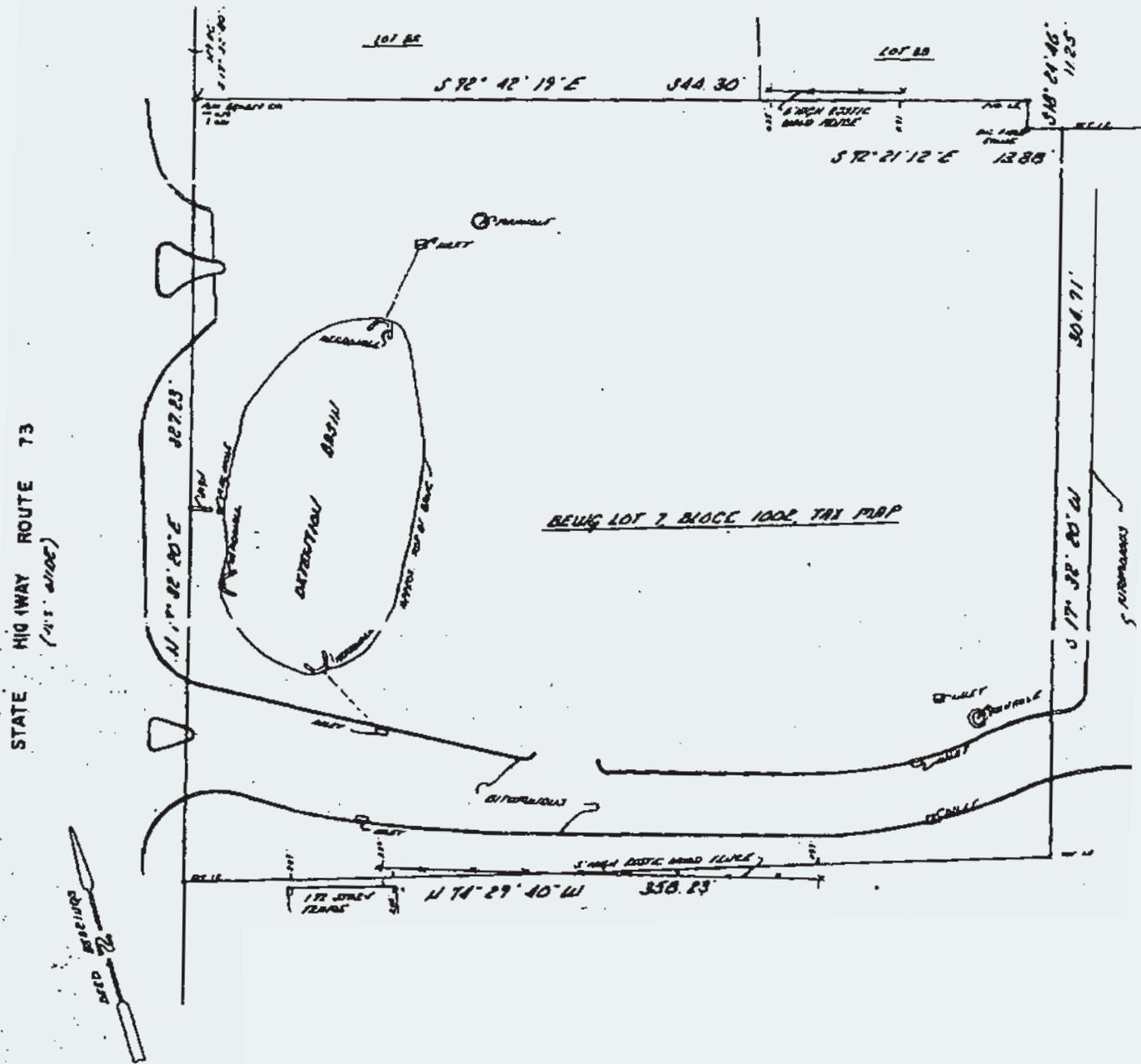


SUBJECT PROPERTY
585 ROUTE 73

	16 Min 7.2 Miles		PHILADELPHIA: 38 Min 20.9 Miles
	22 Min 13.1 Miles		CHERRY HILL: 21 Min 9.6 Miles
	27 Min 17.6 Miles		ATLANTIC CITY: 1Hr 58 Min 90.1 Miles
	17 Min 8.2 Miles		NEW YORK CITY: 57 Min 46.7 Miles



SURVEY



THIS IS A REDUCED COPY

SURVEY AND PLAN OF PROPERTIES IN TOWN OF BERLIN, CO. OF CALDWELL, N.J.	
SCALE 1" = 30'	DRAWN BY: C.L.
DATE: 12-2-97	BY: C.L. 12-12-97
JOHN E. GRUETT ASSOC. INC.	
300 HILL STREET	12.15.1978
ROSELAND, N.J. 08067	

DATED & EXAMINED, FORWARDED FROM SURVEY TITLE DEPARTMENT

John E. Gruett
 JOHN E. GRUETT



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Land Area: 2.64 Acres
Building Size: 16,643 SF

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**LOCAL EXPERTISE
INTERNATIONAL REACH
WORLD CLASS**