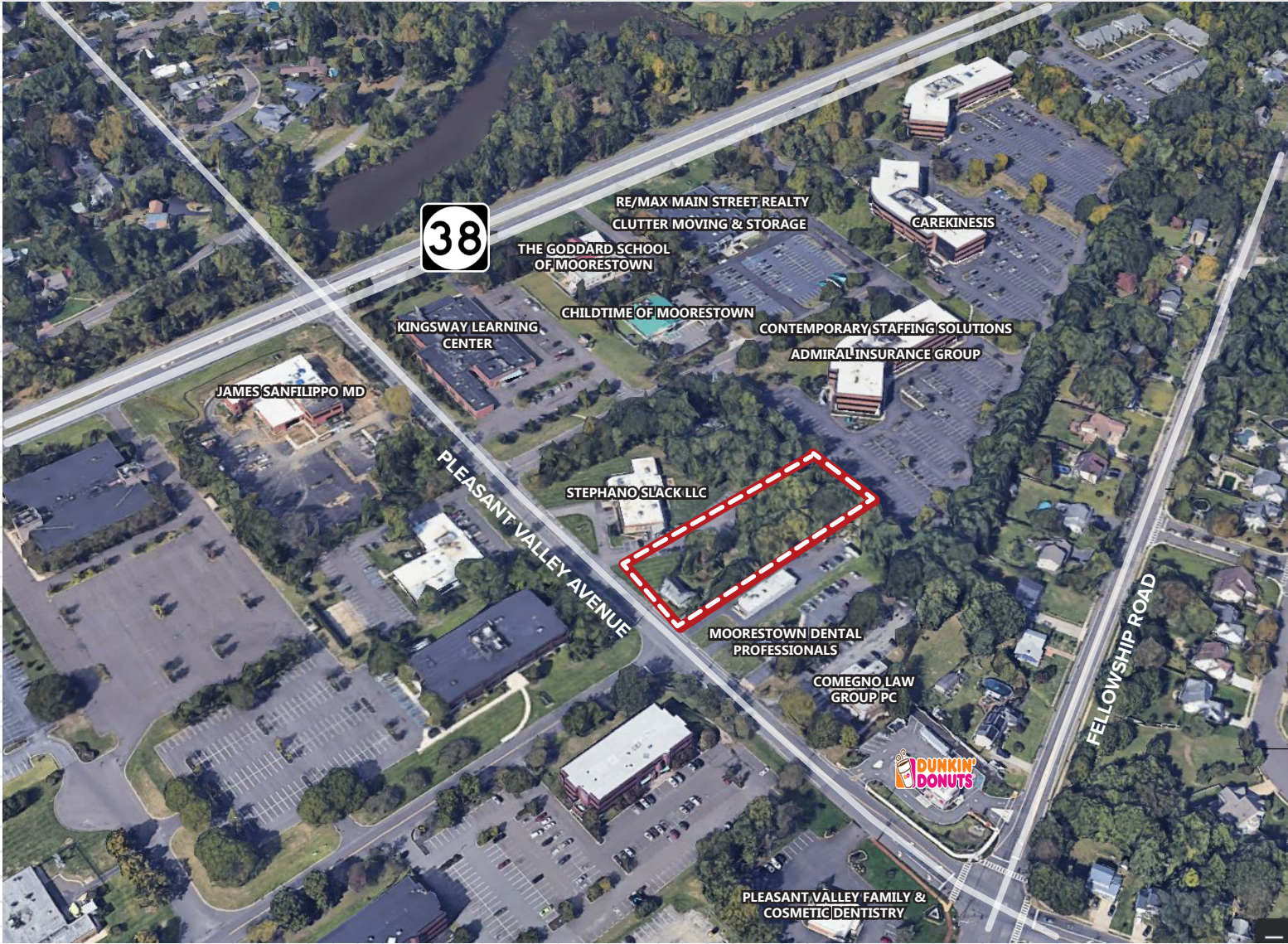


509 PLEASANT VALLEY AVENUE



509 Pleasant Valley Avenue has immediate access to Route 38 at a lighted intersection. The property boasts easy access to the area's major interstates, including Exit 4 of the New Jersey Turnpike and three (3) exits of I-295. The site is surrounded by shopping and dining amenities. The Moorestown Mall and East Gate Square are just a half mile away. Center City Philadelphia is an approximately 12 mile / 20 minute drive from the site.

Distance to:

Route 38	0.1 mi
I-295 S (36B)	1.3 mi
Route 73	1.4 mi
I-295 N (36A)	1.5 mi
NJ Turnpike (Exit 4)	1.5 mi
I-295 (Exit 40)	2.5 mi

AVAILABLE FOR SALE

509 PLEASANT VALLEY AVENUE
MOORESTOWN, NJ

CONTACT
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(856) 802 6516
julie.kronfeld@naimertz.com

REBECCA TING, SIOR
(856) 234-9600
rebecca.ting@naimertz.com

MOORESTOWN MALL & EAST GATE SQUARE - 0.5 MI DRIVE

CENTERTON SQUARE - 2.5 MI DRIVE



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PROPERTY DETAILS

- Single-family residence
- 1,281 SF on 0.63 acres
- One-and-a-half story
- Block 3401 / Lot 2

REDEVELOPMENT OPPORTUNITY

- Zoned SRC-1 Specially Restricted Commercial
- Built in 1933; frame construction
- Real Estate Taxes (2024): \$4,966

AVAILABLE FOR SALE

**509 PLEASANT
VALLEY AVENUE**

MOORESTOWN, NJ

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