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FREE-STANDING RETAIL SPACE WITH DRIVE-THRU 340 SOUTH WHITE HORSE PIKE, BERLIN, NJ 08009



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OFFERING SUMMARY

Asking Lease Rate: \$4,000/Month NNN

Size Available: +/- 1,750 SF

Signage: Monument

Zoning: C-2

Parking: +/- 17 Spaces

Traffic Count: 17,411 VPD





PROPERTY HIGHLIGHTS

+ Located in a prime spot on White Horse Pike, this property boasts ample surface parking and prominent road signage, ensuring excellent visibility and accessibility for your business. Whether you're looking to start something new or expand an existing venture, this location offers a wealth of opportunities for growth and success

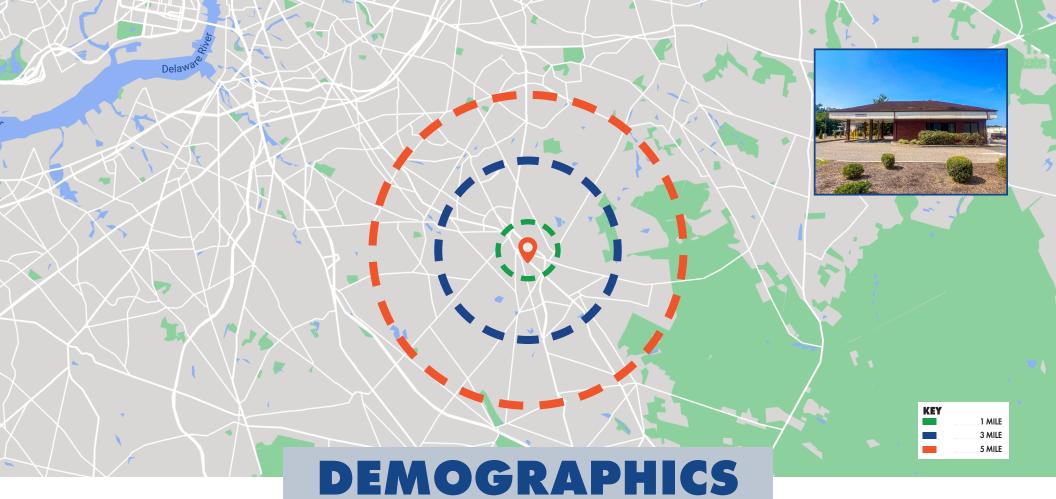
+ Building has a drive-thru

+ Located near multiple amenities such as shops, restaurants, and medical offices, helping to draw extra visibility

+ This property is in close proximity to major thoroughfares, including Route 73, Route 70, and Berlin–Cross Keys Rd. With such convenient access to multiple key routes, this property offers seamless connectivity to a wide range of destinations



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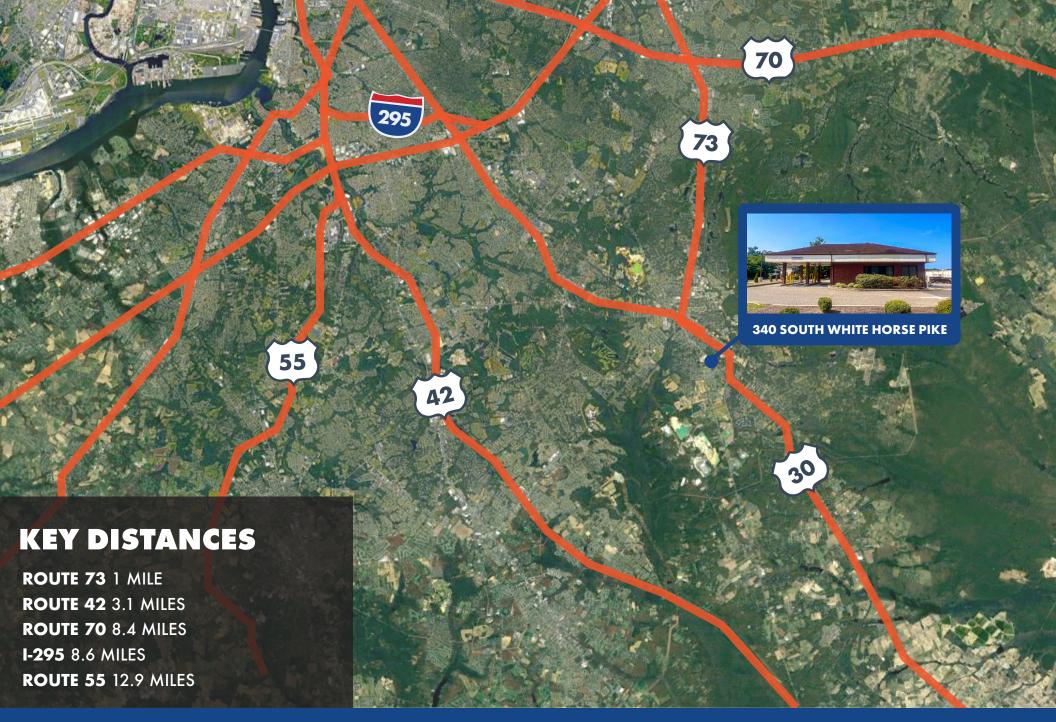
POPULATION				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE 2023	5,319	35,037	102,666	
PROJECTED 2028	5,518	36,472	106,735	

HOUSEHOLDS				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE 2023	1,944	12,441	37,234	
PROJECTED 2028	2,019	12,967	38,746	

INCOME					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE INCOME	\$98,492	\$131,360	\$112,450		
MEDIAN INCOME	\$84,016	\$104,679	\$87,129		



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NEARBY AMENITIES

DINING

- China Max
- Dunkin
- Fat Tomato Italian Bistro
- Golden Nugget Tavern
- McDonalds

- New Berlin Diner
- Pasta Vino
- Racks Pub & Grill
- Ritas
- Victory Bar & Grill
- Whims Brewing

RETAIL/GROCERY

- ATCO Train Station
- Berlin Hospital
- Damblys Garden
 - Center
- Diamond Autos
- Dollar General
- Enterprise

- Green Acres
- Greenwoods Inn & Suites
- Monaco Indoor
- Karting
- Power Athletics
- Stella Farms

- Tractor Supply Co
- Wawa



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PROPERTY HIGHLIGHTS

DRIVE-THRU





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PROPERTY HIGHLIGHTS

PARKING & SIGNAGE



INTERIOR





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