



OFFICE: 856-227-3004 | FAX: 856-227-3008 | WWW.PENZONEREALTY.COM  
3 E HIGH STREET, GLASSBORO, NJ 08028

**340 S WHITE HORSE PIKE  
BERLIN, NJ 08009**



## FREESTANDING BUILDING FOR SALE OR LEASE

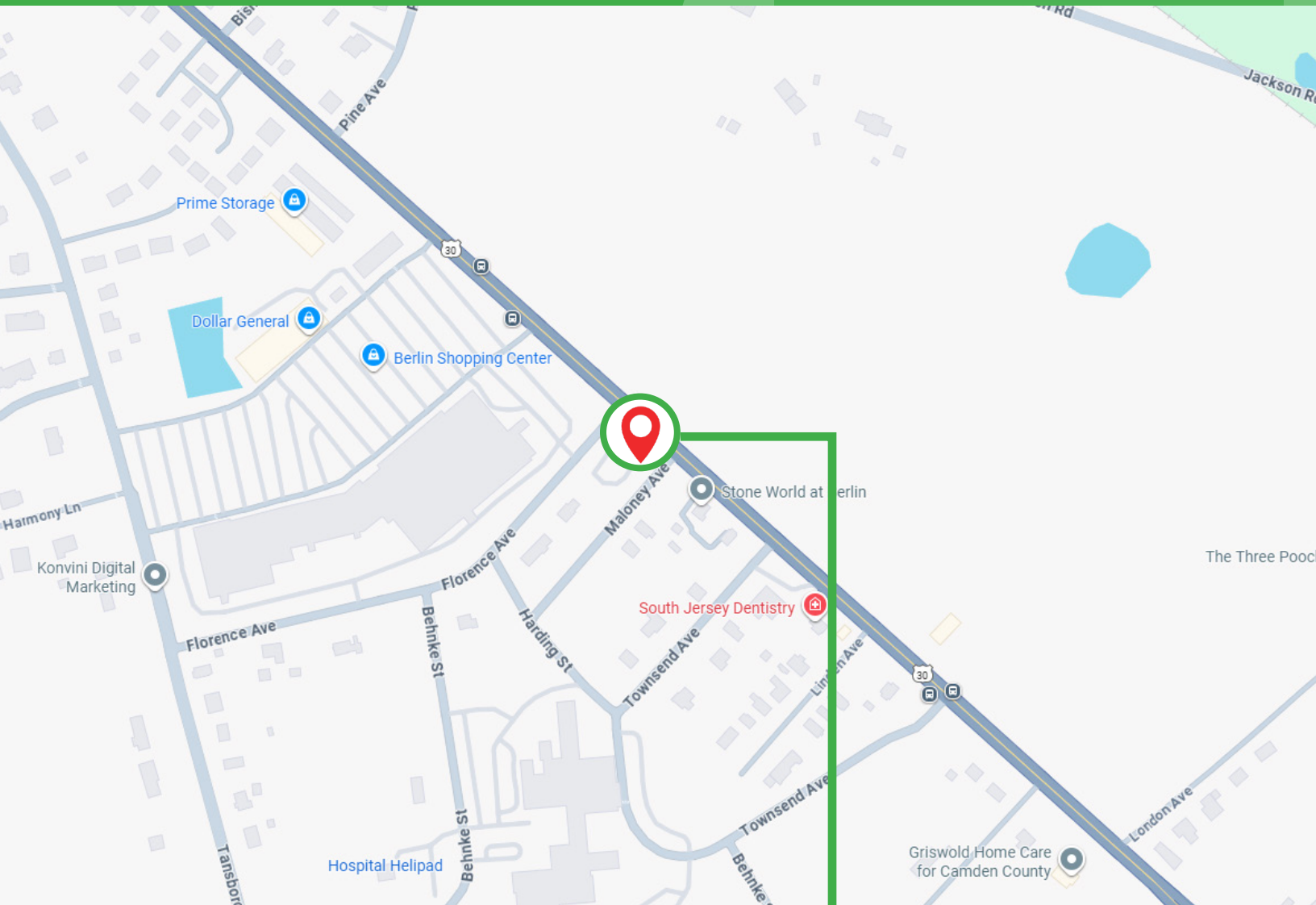
### MAIN FEATURES

- ♦ +/- 2,000SF
- ♦ \$20/NN
- ♦ SALE PRICE: CALL FOR DETAILS
- ♦ SIGN: PYLON AND FACADE
- ♦ PARKING: 17
- ♦ EXISTING DRIVE THROUGH
- ♦ EXCELLENT VISIBILITY AND SIGNAGE
- ♦ ATTRACTIVE TRAFFIC NUMBERS AND DEMOGRAPHICS
- ♦ C-2 ZONING (NEIGHBORHOOD-COMMERCIAL) ALLOWS:
  - ♦ RETAIL / PERSONAL SERVICES
  - ♦ OFFICE
  - ♦ MEDICAL



**MIKE GRIES**  
REALTOR-ASSOCIATE®  
CELL: 617.596.5625  
MGRIES@PENZONEREALTY.COM





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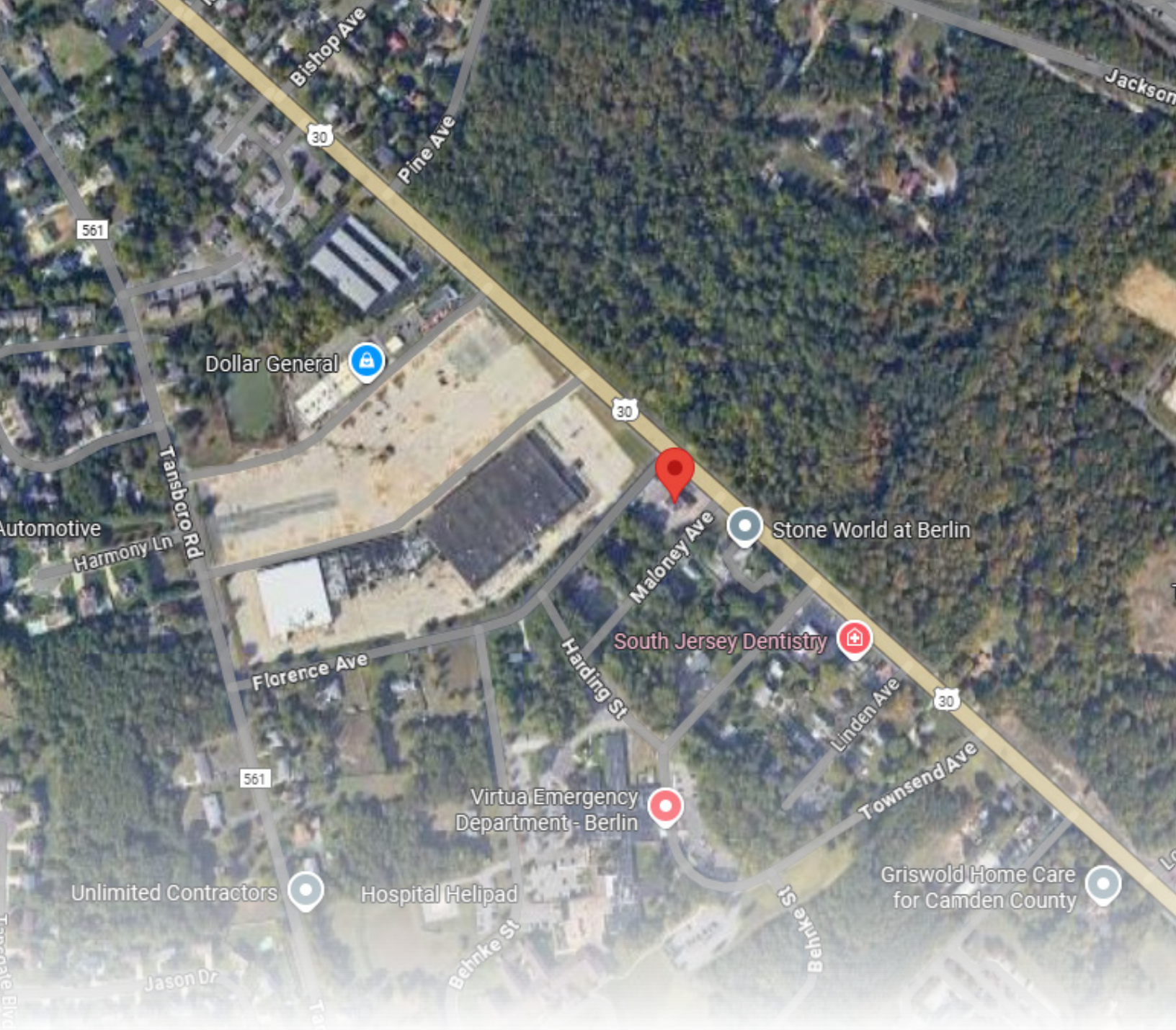
**VPD: 17,507**

**2024 POPULATION: 104,661 (5 MILES)**









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