



**FOR  
SALE**

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**856.797.1919**  
**VantageRES.com**

1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003



**HIGHLY VISIBLE COMMERCIAL LAND**  
**165 ROUTE 73 N, WEST BERLIN, NJ 08091**



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# OFFERING SUMMARY

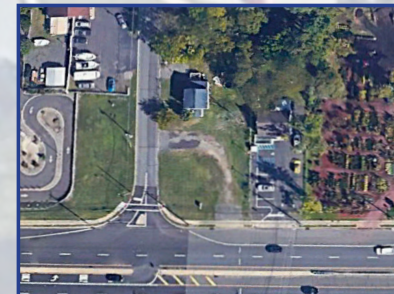
**Asking Sale Price:** \$55,000

**Acreage Available:** +/- .23 Acres

**Zoning:** C-1

**Taxes:** \$3,325.14/year

**Traffic Count:** 39,042 VPD



## PROPERTY HIGHLIGHTS

- + Located on one of South Jersey's busiest corridors, this site offers excellent exposure to a steady flow of commuters, shoppers, and visitors. The high traffic volume ensures maximum visibility and access for your business
- + The C1 zoning designation allows for a diverse range of uses, including retail, office, professional services, and more
- + Surrounded by a mix of retail centers, professional offices, and service businesses, this location is an established area. Located directly across from Home Depot, Shoprite and other major retailers



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POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	7,240	41,937	134,853
PROJECTED 2028	7,271	42,023	134,885

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,818	15,865	52,709
PROJECTED 2028	2,832	15,904	52,727

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$107,567	\$110,823	\$110,994
MEDIAN INCOME	\$93,749	\$84,709	\$86,056



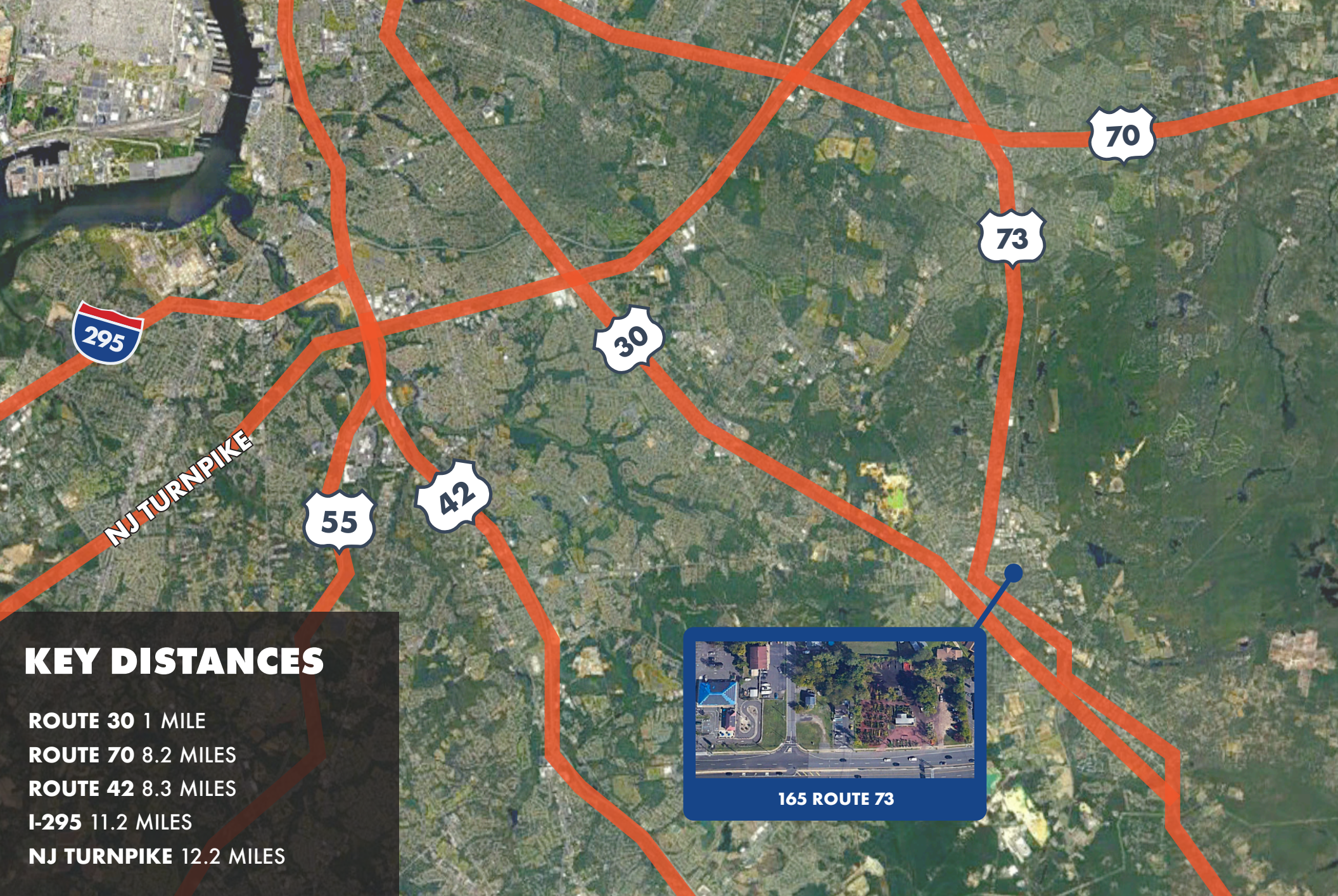
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## KEY DISTANCES

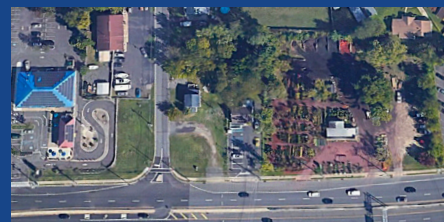
**ROUTE 30** 1 MILE

**ROUTE 70** 8.2 MILES

**ROUTE 42** 8.3 MILES

**I-295** 11.2 MILES

**NJ TURNPIKE** 12.2 MILES



165 ROUTE 73



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## NEARBY AMENITIES

### DINING

- Chick Fil A
- Dunkin
- IHop
- Mcdonalds
- Osaka Japanese
- Popeyes
- Taco Bell
- The Fat Tomato
- Victory Bar & Grill
- Roma Pizza

### RETAIL/GROCERY

- Auto Lenders
- Berlin Farmers Market
- Berlin Food Mart
- Billows Electric Supply
- C&J Florist
- Canals
- Diggerland USA
- Big Kahunas Water Park
- Dollar Tree
- GameStop
- Hair Cuttery
- Kohls
- Marshalls
- Planet Fitness
- Shoprite
- The Home Depot
- Walmart
- Wawa



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