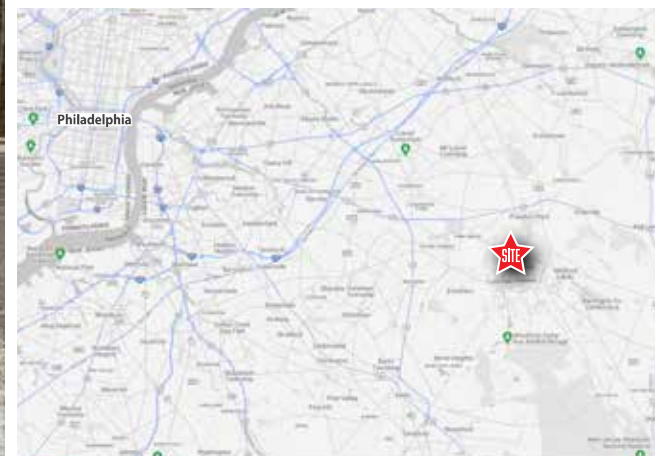


+/-3,000 FORMER BANK W/DRIVE THRU AT CORNER | FOR SALE OR LEASE

207 Tuckerton Road | Medford, NJ 08055 | Burlington County

LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE



Nearby Retailers:



DOLLAR TREE



+/- 3,000SF
GLA

+/- 1 ACRE
Parcel Size

**IMMEDIATE
Availability**

**SALE/LEASE
Call For Details**

PROPERTY INFORMATION

- **PRIME LOCATION in MEDFORD, NJ**
- Excellent visibility at high traffic intersection
- Ingress/egress available on both Tuckerton Rd. and Taunton Blvd.
- Convenient access from surrounding Medford, Marlton, Evesham Twp., Medford Lakes, Shamong & Tabernacle neighborhoods
- Zoned CC-Community Commercial. Also in Medford Township redevelopment zone
- 2025 Real Estate Taxes: \$118,770.00

Demographics	1 Mile	3 Miles	5 Miles
Population	4,713	35,130	83,799
Average HH Income	\$213,995	\$184,533	\$196,876
Total Businesses	100	1,208	2,980
Number of Employees	471	10,486	39,553
Traffic Counts	Tuckerton Road: 11,507 VPD Taunton Blvd.: 14,644 VPD		

*Data Source: Sites USA REGIS™ 2023

AGENTS/
PRINCIPALS:

DAVID DEPETRIS
610-941-4034 x107
856-912-1165 CELL
DDEPETRIS@LPRE.COM

STEVEN DEPETRIS
856-231-1010 x203
609-760-2543 CELL
SDEPETRIS@LPRE.COM

MICHAEL DEPETRIS
610-941-4034 x135
610-247-7459 CELL
DDEPETRIS@LPRE.COM

JAMES DEPETRIS
610-941-4034 x108
610-304-1178 CELL
JDEPETRIS@LPRE.COM



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 100325

+/-3,000 FORMER BANK W/DRIVE THRU AT CORNER | FOR SALE OR LEASE

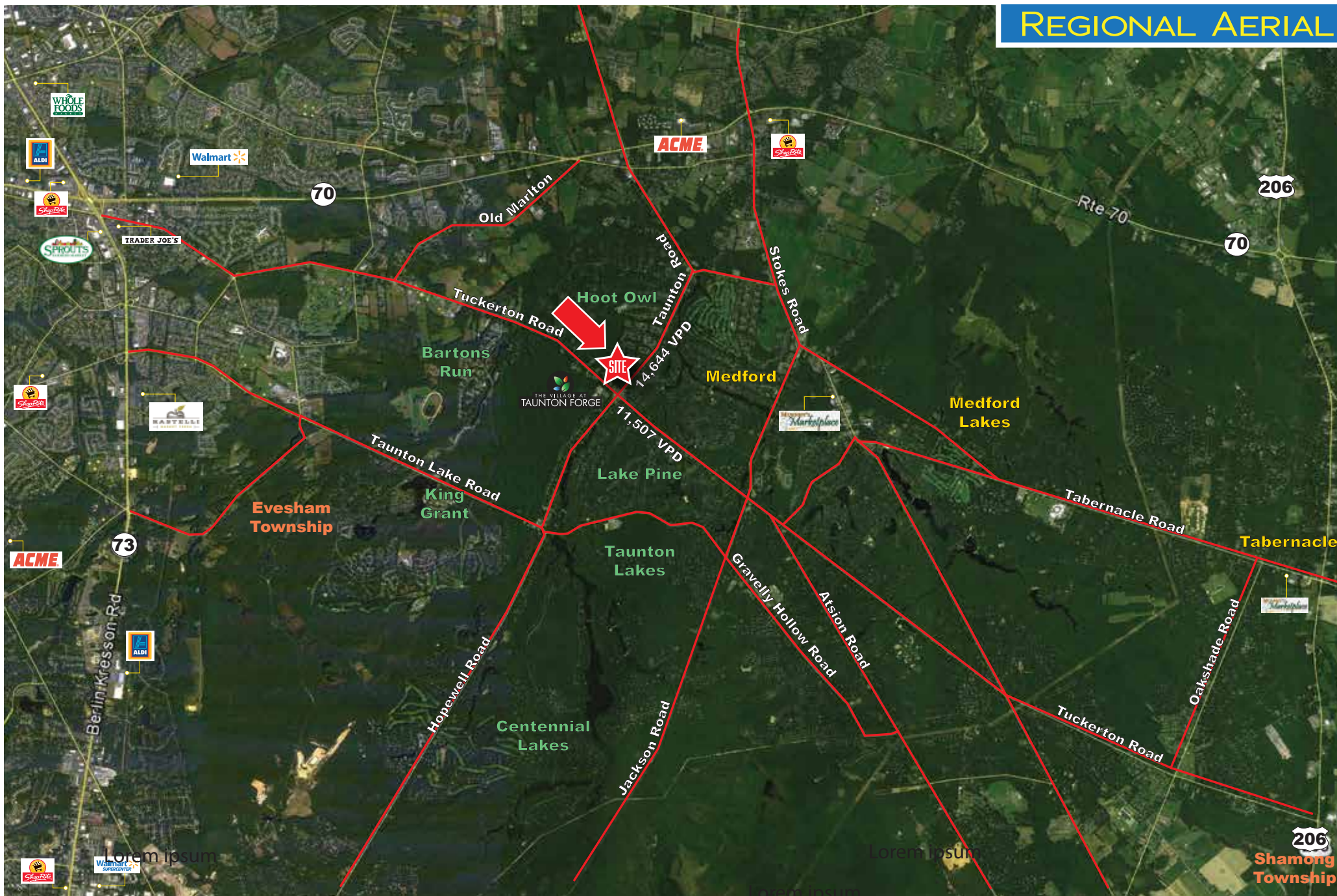
207 Tuckerton Road | Medford, NJ 08055 | Burlington County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

+/-3,000 FORMER BANK W/DRIVE THRU AT CORNER | FOR SALE OR LEASE

207 Tuckerton Road | Medford, NJ 08055 | Burlington County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE AERIAL

**Taunton Rd.
14,644 VPD**

**TUCKERTON RD.
11,507 VPD**



LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

KEY DEMO DATA & MAP

Education			
High School Graduate	14.5%	15.4%	18.0%
Some College	14.8%	15.3%	14.5%
Bachelor Degree	39.2%	39.0%	36.1%
Graduate	21.0%	20.3%	21.3%

KEY DEMO DATA & MAP

+/-3,000 FORMER BANK W/DRIVE THRU AT CORNER | FOR SALE OR LEASE

207 Tuckerton Road | Medford, NJ 08055 | Burlington County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE PHOTOS



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 032724