

# BUILDING FOR SALE OR LEASE

3014-3016 MT EPHRAIM AVE, CAMDEN, NJ 08014

RETAIL/WAREHOUSE/MT EPHRAIM AVE



## KEN RICHARDSON

Vice President

T: 856.797.1919x108

C: 609.346.0512

E: Ken.Richardson@vantageres.com

## JOHN DOSS

Sr. Advisor

T: 856.797.1919x104

C: 856.473.8615

E: John.Doss@vantageres.com

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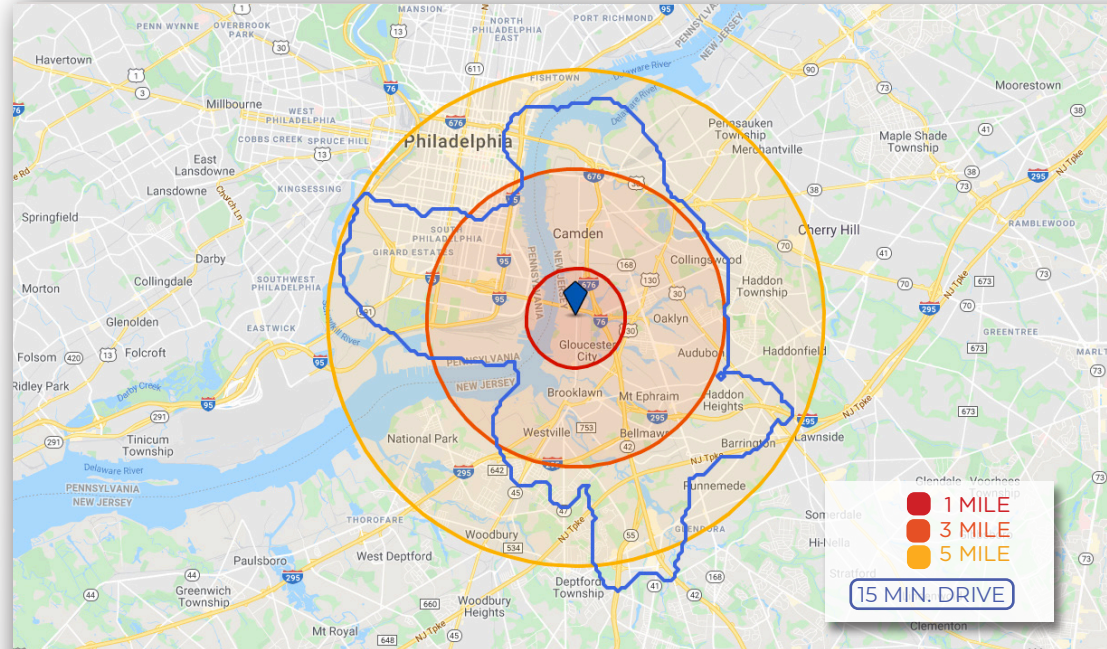
RETAIL/WAREHOUSE/MT EPHRAIM AVE

## Investment Highlights

- Size/SF Available:** +/- 5,890SF
- Acreage Available** +/- 0.22 acres
- Signage:** On the building
- Zoning:** Commercial
- Parking:** 7 off street 7 on street.

## Property/Area Highlights

- + Great location on Mt Ephraim Ave and Eldridge Ave
- + Adjacent to CVS
- + County office building will be built on Mt Ephraim 0.2 miles from Residential Area



## 2019 DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
<b>Total Population:</b>	24,275	142,513	474,076
<b>Total Businesses:</b>	405	5,839	28,722
<b>Employees:</b>	3,831	67,482	339,893
<b>% College Degree (Graduates):</b>	13.32	14.68	18.46
HOUSEHOLDS/INCOME	1 MILE	3 MILE	5 MILE
<b>Avg HH Income:</b>	\$61,422	\$75,840	\$87,501
<b>Avg. Housing Unit Value:</b>	\$123,071	\$176,692	\$217,721



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