

# For Sale

Class A Single Tenant  
Investment Opportunity

4004 Church Road, Mount Laurel, NJ



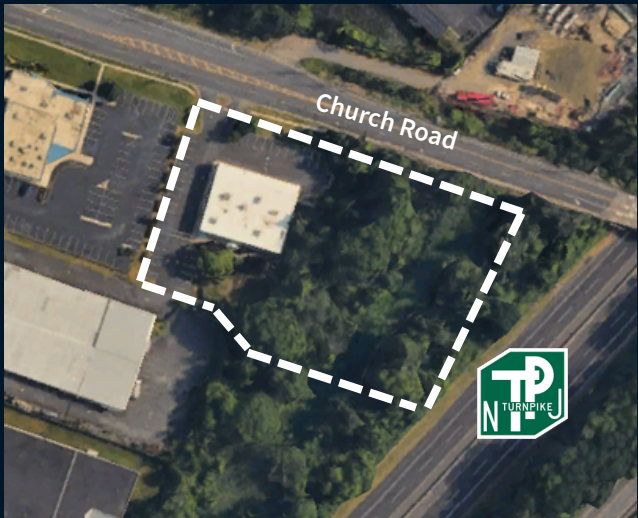




4004 Church Road

## Property Overview

- 8,670 SF free-standing flex building on 2.01 acres
- Long term, high rent cannabis dispensary lease in place
- Net Operating Income of over \$230,000 annually
- Highly accessible property with quick access to NJ Turnpike, I-295, Route 73, and Route 70



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