

DEVELOPMENT OPPORTUNITY FOR SALE
2905 MARNE HIGHWAY

📍 **MOUNT LAUREL, NJ 08054**

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www.VantageRES.com

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OFFERING SUMMARY



BUILDING SIZE

+/- 1,400 SF on +/- 1 AC



SALE PRICE

\$495,000



OCCUPANCY

60 days



ZONING

NC: Neighborhood Commercial



SIGNAGE

Monument signage



PARKING

+/- 20 spaces

AREA HIGHLIGHTS

- ✓ +/- 1 AC of land with an existing Hair Salon business. The Salon is currently operating and can continue as a Salon or acquire the property for redevelopment
- ✓ The neighborhood commercial zone is intended to accommodate shopping facilities consisting of convenience retail and personal service establishments which secure their principal trade by supplying the daily needs of the population residing within a half mile radius of such neighborhood facilities
- ✓ Add this property to the adjacent 2909 Marne Highway property for sale for a total of +/- 2.66 AC total. This can be purchased separately and assembled for the redevelopment opportunity



MONUMENT SIGNAGE



POSSIBLE ASSEMBLAGE



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	7,725	37,643	126,988
2027 POPULATION PROJECTION	7,819	37,902	127,807
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	3,258	14,989	47,770
2027 HOUSEHOLD PROJECTION	3,296	15,106	48,118
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$122,307	\$127,303	\$121,628
MEDIAN HOUSEHOLD INCOME	\$95,731	\$98,210	\$94,296

KEY DISTANCES

ROUTE 38

1.2 MILES

I-295

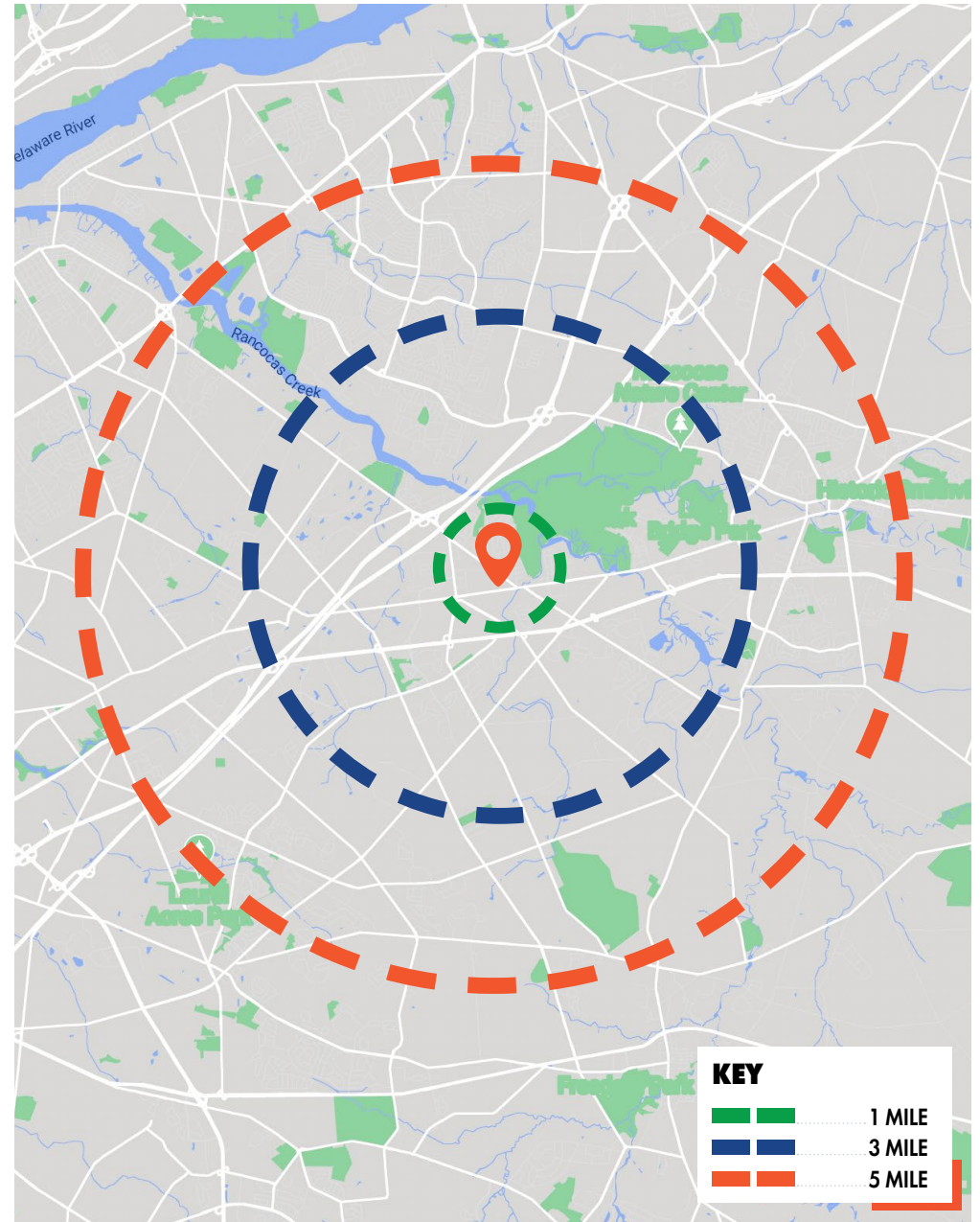
1.8 MILES

NJ TURNPIKE

6.7 MILES

BURLINGTON-BRISTOL BRIDGE

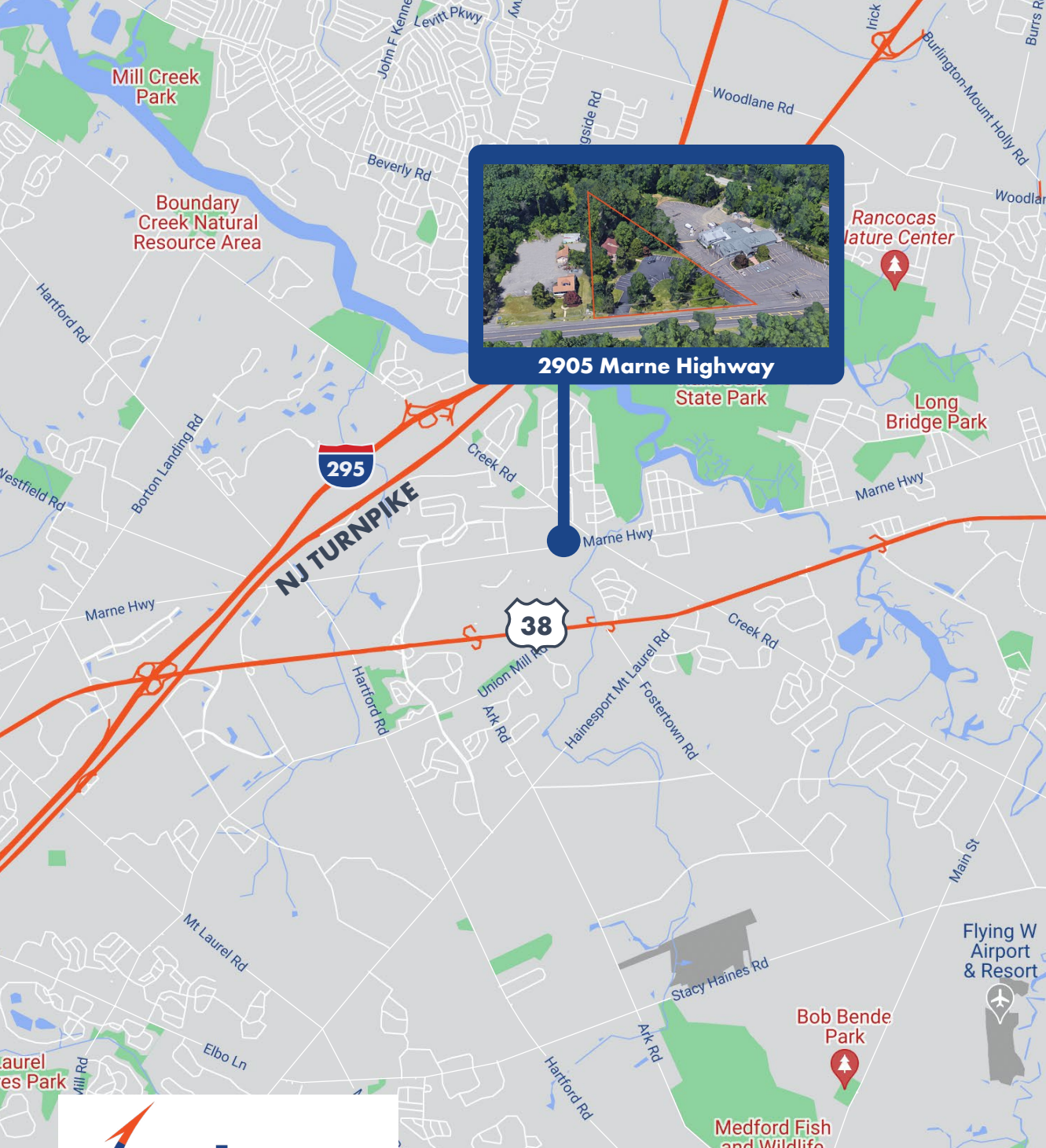
9.5 MILES



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NEARBY AMENITIES

DINING

- Aziza's
- B.J.'s Deli
- China Express
- Crust N Fire
- Dunkin'
- Francesca's Pizza Pasta Grill
- Gaetano's Steaks & Subs
- Larchmont Commons Shopping Center
 - Pepper House
 - Scotto Pizza Café
- Lillo's Tomato Pies
- Ma & Pa's Tex-mex BBQ
- Mama's Pizza Grille Bistro
- McDonald's
- Peking Wok Chinese
- Pelican's Snoballs- Original New Orleans Shaved Ice
- Pirones Restaurant & Catering
- Randazzo's Pizza
- Rita's Italian Ice & Frozen Custard
- Saladworks
- Sunflour Bakeshop
- Tavern & Table
- Tres Yan & Wu
- Victoria's Bagel Bistro
- Zoagies New Jersey

RETAIL

- 7-Eleven
- ABC Supply Co
- Burlington Design Center
- City Electric Supply
- Counter Edge Cabinets & Refacing
- Country Farm
- Everyone's Racquet
- Extra Space Storage
- Five Star Car Wash and Detail
- Full House Pets
- Hainesport Motors
- Herr Foods
- Image First Healthcare Laundry Specialists
- J&J Hardware
- Key Metal Refining
- Larchmont Commons Shopping Center
 - ALDI
 - Dollar Tree
 - Gary's Gem Garden
 - The UPS Store
- Metro Self Storage
- Motor Pool
- Rancocas Woods Craft Co-Op
- Royal Farms
- Second Time Books
- ShopRite
- TropicInld
- U-Haul Moving & Storage
- Wawa
- Wig-A-Do



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