

Subject Property

703 Black Horse Pike



703 Black Horse Pike ↻

Glendora, NJ 08029 - South Camden County



OWNER

Purchased 8/25/2023

\$920,000 (-/Unit)

TRAFFIC COUNTS

N Black Horse Pike/W 9th Ave **20.5K**

Station Ave/Price Ave **5.5K**

7th Ave/Wilson Ave **500**

7th Avenue/Wilson Ave **498**

LOCATION

Location Score: **Good Location (54)**

Walk Score®: **Very Walkable (79)**

Transit Score®: **Minimal Transit (0)**

PROPERTY

Type:	Storefront Retail/Office	Tenancy:	3 Tenants
Center:	-	Construction:	Masonry
GLA:	17,600 SF	Land AC:	0.63 AC
Year Built/Renov	1938	Building FAR:	0.64
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	16 Surface Spaces are available; Ratio of 0.91/1000 SF		
Features:	Bus Line, Signage		
Frontage:	218' on BLACK HORSE PIKE (with 4 curb cuts)		

VACANCY

Current:	28.4%
Last Quarter:	0%
Year Ago:	7.3%
Peers:	27.7%
Submarket:	5.7%

NNN ASKING RENTS PER SF

Current:	-
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$10.70
Submarket (Market Rent):	\$18.34

12 MO. LEASING SF ACTIVITY

Property:	2,580
Peers Total:	47,000
Peers Count:	5
Peers Avg:	9,400
Submarket:	259,800

AVAILABLE SPACES

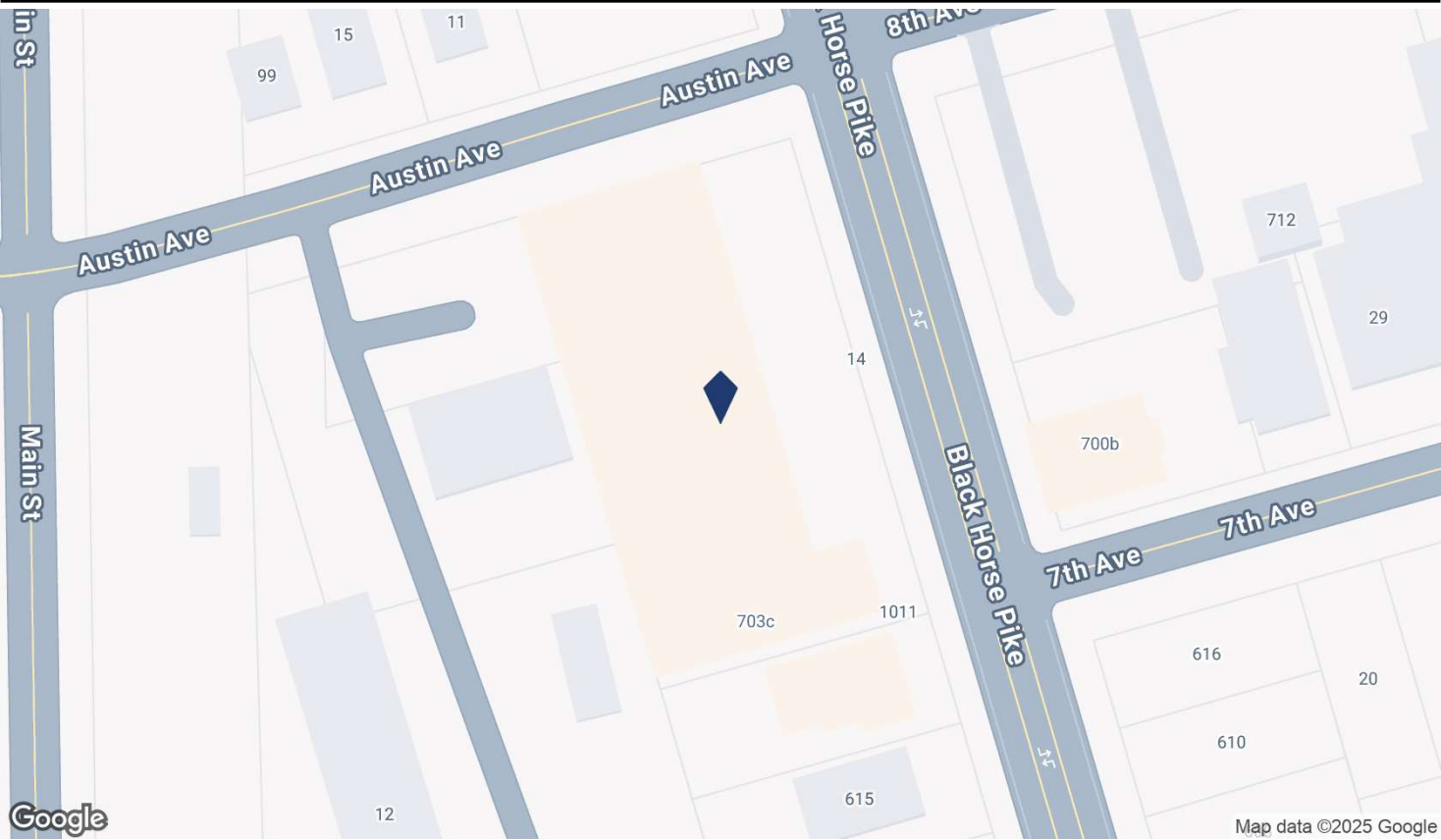
Floor	Suite	Space Type			Square Feet		Rent	On Market	Vacant
		Use	Type	Occupancy	SF Avail	Bldg Contig			
1st	Unit #	Retail	Direct	30 Days	6,500	6,500	\$13/FS	7 mo	-
1st	3	Off/Ret	Direct	Vacant	2,300	2,300	\$13/FS	0 mo	0 mo
1st	2	Retail	Direct	Vacant	2,700	2,700	\$13/FS	0 mo	0 mo
All Spaces					11,500	6,500	\$13/SF/YR		



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SITE PLAN



TENANTS

Tenant		Store Type	SF Occupied	Chain	Move Date	Exp Date
Sports Outlet		Fitness	3,000	No	Jun 2005	-
All Star Trophy		Health & Beauty Aids	500	No	Oct 2021	-
Chris' Hair Emporium		-	435	No	Jan 2011	-



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AERIAL VIEW



Google

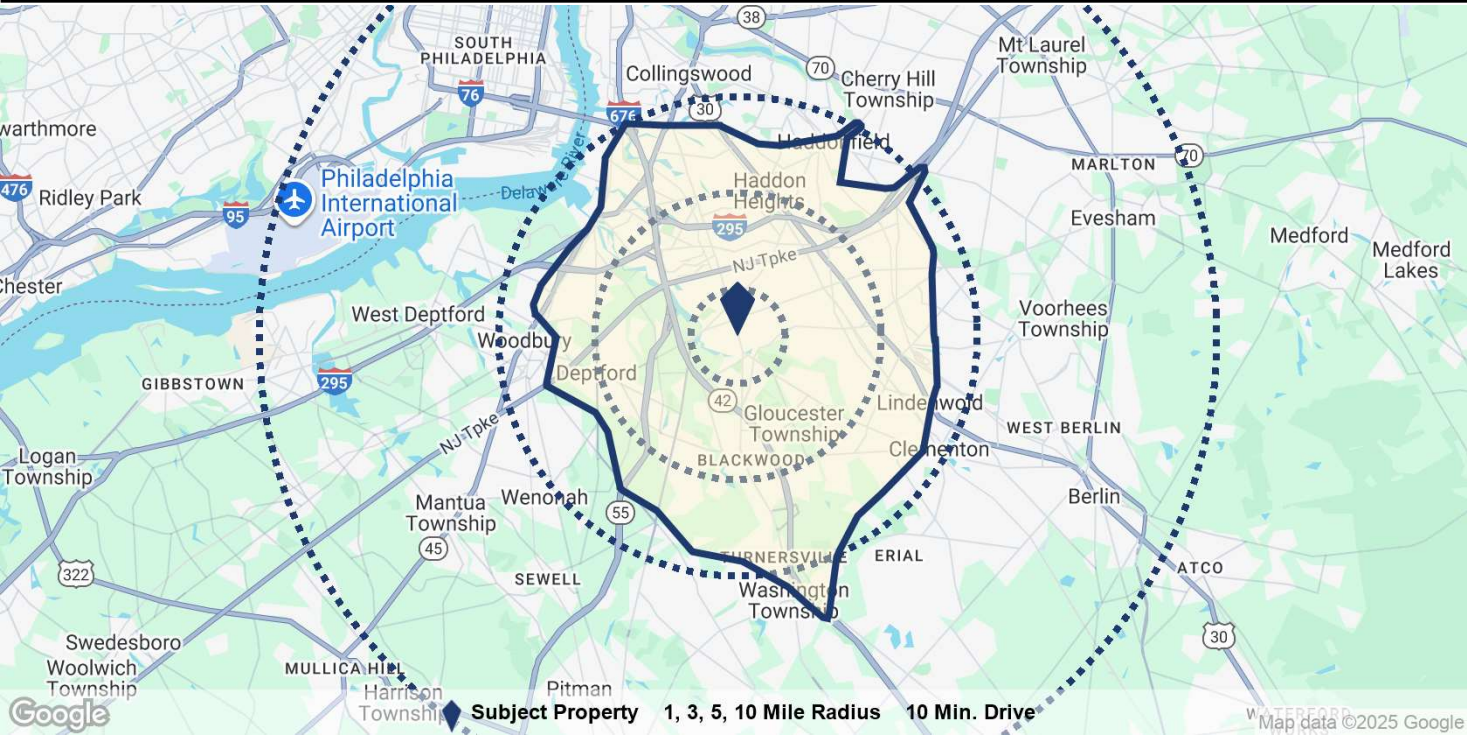
Imagery ©2025 Airbus, Maxar Technologies



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DEMOGRAPHICS



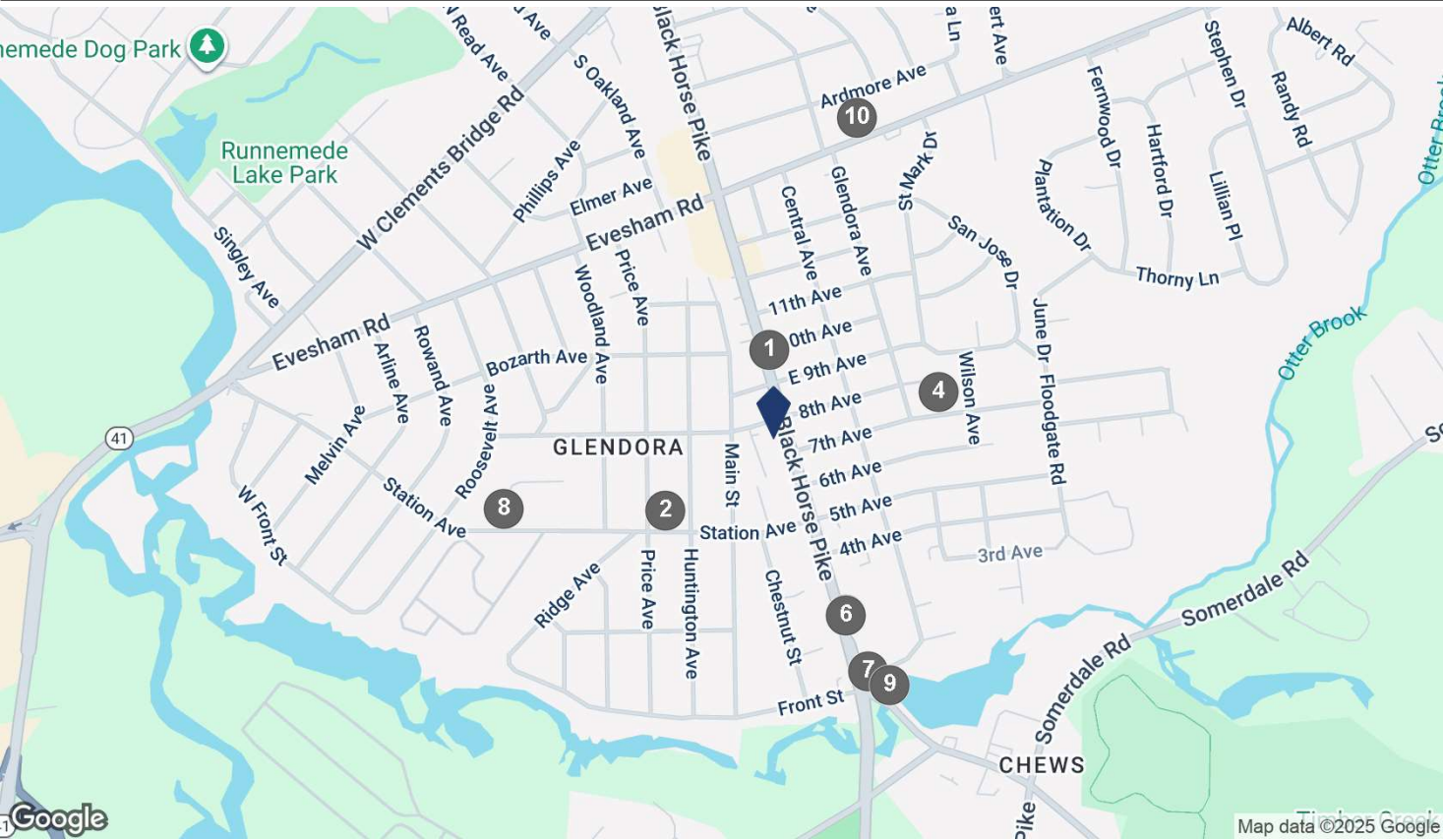
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	9,907	87,108	257,720	1,038,634	199,848
5 Yr Growth	-0.6%	0.1%	0.5%	-0.1%	1.8%
Median Age	41	42	40	39	41
5 Yr Forecast	43	43	42	40	42
White / Black / Hispanic	81% / 5% / 9%	73% / 11% / 9%	68% / 13% / 11%	61% / 15% / 14%	69% / 13% / 10%
5 Yr Forecast	81% / 5% / 9%	73% / 11% / 9%	68% / 13% / 11%	61% / 15% / 14%	69% / 12% / 10%
Employment	4,311	33,677	113,765	720,858	107,300
Buying Power	\$338.3M	\$3.1B	\$8.5B	\$35.8B	\$7.2B
5 Yr Growth	0.1%	1.1%	0.7%	0%	2.7%
College Graduates	21.9%	28.9%	31.6%	38.4%	40.2%
Household					
Households	3,969	35,016	103,620	425,710	80,568
5 Yr Growth	-0.7%	0%	0.5%	-0.3%	1.8%
Median Household Income	\$85,225	\$88,789	\$81,666	\$84,158	\$89,354
5 Yr Forecast	\$85,897	\$89,730	\$81,819	\$84,398	\$90,109
Average Household Income	\$95,681	\$107,039	\$103,675	\$109,052	\$111,699
5 Yr Forecast	\$95,594	\$107,551	\$104,097	\$109,225	\$112,575
% High Income (>\$75K)	56%	58%	53%	54%	58%
Housing					
Median Home Value	\$184,983	\$231,354	\$237,885	\$276,764	\$278,594
Median Year Built	1958	1965	1964	1964	1965
Owner / Renter Occupied	72% / 28%	70% / 30%	63% / 37%	58% / 42%	65% / 35%



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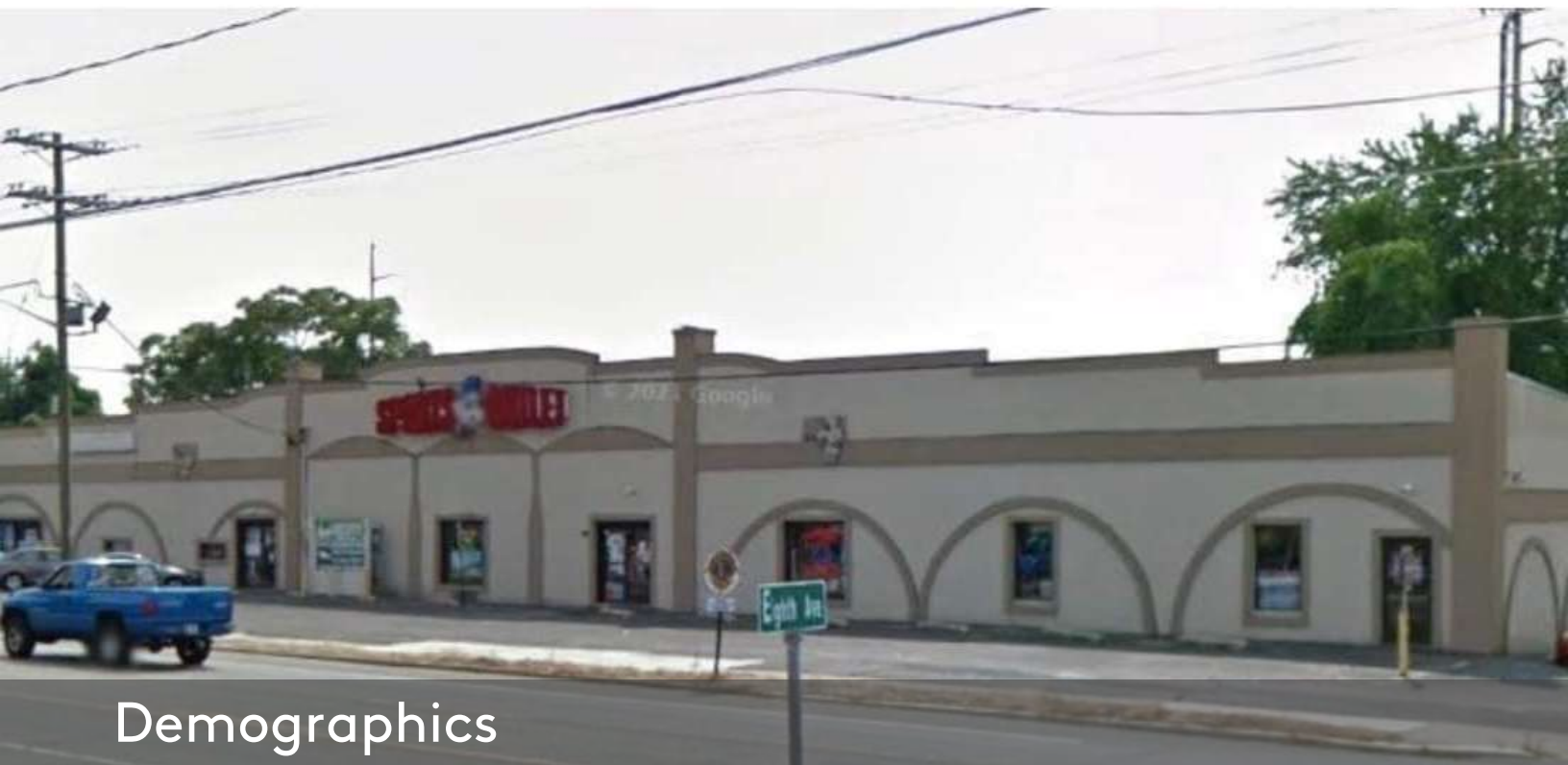
TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 N Black Horse Pike	W 9th Ave - S	20,500	2025	0.09 mi
2 Station Ave	Price Ave - W	5,538	2025	0.19 mi
3 7th Ave	Wilson Ave - E	500	2023	0.22 mi
4 7th Avenue	Wilson Ave - E	498	2025	0.22 mi
5 N Black Horse Pike	Chews Landing Rd - S	24,114	2025	0.28 mi
6 North Black Horse Pike	Chews Landing Rd - S	15,208	2025	0.28 mi
7 Chews Landing Road	N Black Horse Pike - NW	8,046	2025	0.36 mi
8 Station Avenue	N Black Horse Pike - NW	4,857	2025	0.38 mi
9 Chews Landing Rd	N Black Horse Pike - NW	9,513	2025	0.38 mi
10 E Evesham Rd	Glendora Ave - SW	17,007	2025	0.41 mi





Demographics

703 Black Horse Pike

17,600 SF Retail Storefront Retail/Office

Glendora, New Jersey - South Camden County Submarket

PREPARED BY



Paul Cheng
Associate Broker



Income & Spending Demographics

703 Black Horse Pike

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	3,970		35,015		103,620		80,568	
<\$25,000	623	15.69%	3,866	11.04%	14,948	14.43%	10,283	12.76%
\$25,000 - \$50,000	531	13.38%	5,038	14.39%	16,032	15.47%	11,899	14.77%
\$50,000 - \$75,000	595	14.99%	5,882	16.80%	17,409	16.80%	11,783	14.62%
\$75,000 - \$100,000	577	14.53%	4,934	14.09%	12,829	12.38%	11,004	13.66%
\$100,000 - \$125,000	627	15.79%	4,506	12.87%	12,648	12.21%	9,450	11.73%
\$125,000 - \$150,000	426	10.73%	3,380	9.65%	8,776	8.47%	7,314	9.08%
\$150,000 - \$200,000	367	9.24%	4,196	11.98%	10,521	10.15%	8,838	10.97%
\$200,000+	224	5.64%	3,213	9.18%	10,457	10.09%	9,996	12.41%
2024 Avg Household Income	\$95,681		\$107,039		\$103,675		\$111,699	
2024 Med Household Income	\$85,225		\$88,789		\$81,666		\$89,354	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$127.8M		\$1.2B		\$3.4B		\$2.6B	
Total Apparel	\$6.7M	5.26%	\$61.3M	5.19%	\$177.8M	5.29%	\$137M	5.26%
Women's Apparel	\$2.7M	2.10%	\$24.5M	2.07%	\$70.1M	2.09%	\$54.1M	2.07%
Men's Apparel	\$1.4M	1.11%	\$12.8M	1.09%	\$36.6M	1.09%	\$28.1M	1.08%
Girl's Apparel	\$439K	0.34%	\$4.1M	0.34%	\$12.2M	0.36%	\$9.4M	0.36%
Boy's Apparel	\$329.4K	0.26%	\$3M	0.25%	\$9.1M	0.27%	\$6.9M	0.27%
Infant Apparel	\$303.9K	0.24%	\$2.8M	0.23%	\$8.3M	0.25%	\$6.5M	0.25%
Footwear	\$1.6M	1.22%	\$14.2M	1.20%	\$41.4M	1.23%	\$32M	1.23%

Total Entertainment & Hobbies	\$18.3M	14.29%	\$166.3M	14.07%	\$471.6M	14.04%	\$366.3M	14.05%
Entertainment	\$2.1M	1.62%	\$18.7M	1.59%	\$52.2M	1.55%	\$41.2M	1.58%
Audio & Visual Equipment/Service	\$4.7M	3.64%	\$41.9M	3.54%	\$120M	3.57%	\$92.9M	3.56%
Reading Materials	\$317.8K	0.25%	\$2.9M	0.24%	\$8.1M	0.24%	\$6.3M	0.24%
Pets, Toys, & Hobbies	\$3.6M	2.82%	\$31.9M	2.70%	\$89M	2.65%	\$69.5M	2.66%
Personal Items	\$7.6M	5.96%	\$70.8M	5.99%	\$202.4M	6.02%	\$156.5M	6.00%

Total Food and Alcohol	\$36.1M	28.25%	\$326.9M	27.66%	\$941.3M	28.01%	\$730.8M	28.04%
Food At Home	\$19.2M	15.03%	\$170.8M	14.45%	\$494.5M	14.72%	\$384.5M	14.75%
Food Away From Home	\$14.4M	11.28%	\$133.5M	11.29%	\$382M	11.37%	\$296.7M	11.38%
Alcoholic Beverages	\$2.5M	1.93%	\$22.7M	1.92%	\$64.8M	1.93%	\$49.6M	1.90%

Total Household	\$20.9M	16.31%	\$194.9M	16.49%	\$551.1M	16.40%	\$425.6M	16.33%
House Maintenance & Repair	\$5.1M	4.03%	\$44.7M	3.78%	\$120.4M	3.58%	\$96.1M	3.69%
Household Equip & Furnishings	\$7.9M	6.21%	\$74.4M	6.29%	\$211.1M	6.28%	\$162.5M	6.23%
Household Operations	\$5.6M	4.41%	\$54.3M	4.59%	\$157M	4.67%	\$119.8M	4.59%
Housing Costs	\$2.1M	1.67%	\$21.5M	1.82%	\$62.7M	1.86%	\$47.2M	1.81%



Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$31.9M	24.95%	\$301.4M	25.50%	\$842.8M	25.08%	\$659.1M	25.28%
Vehicle Purchases	\$15.4M	12.02%	\$147.1M	12.44%	\$399.6M	11.89%	\$315.5M	12.11%
Gasoline	\$8M	6.28%	\$73.2M	6.19%	\$208M	6.19%	\$162.8M	6.24%
Vehicle Expenses	\$817.2K	0.64%	\$7.3M	0.62%	\$21.5M	0.64%	\$16M	0.61%
Transportation	\$3.6M	2.79%	\$35.3M	2.98%	\$104.8M	3.12%	\$80.1M	3.07%
Automotive Repair & Maintenance	\$4.1M	3.22%	\$38.5M	3.26%	\$108.9M	3.24%	\$84.7M	3.25%
Total Health Care	\$6.5M	5.08%	\$57.6M	4.87%	\$162.6M	4.84%	\$126.7M	4.86%
Medical Services	\$3.7M	2.93%	\$33.5M	2.83%	\$95M	2.83%	\$73.9M	2.84%
Prescription Drugs	\$2M	1.59%	\$17.5M	1.48%	\$49M	1.46%	\$38.4M	1.47%
Medical Supplies	\$724.7K	0.57%	\$6.6M	0.55%	\$18.6M	0.55%	\$14.4M	0.55%
Total Education/Day Care	\$7.5M	5.86%	\$73.7M	6.23%	\$213.1M	6.34%	\$161.1M	6.18%
Education	\$4.7M	3.70%	\$46.5M	3.93%	\$134.4M	4.00%	\$101M	3.87%
Fees & Admissions	\$2.8M	2.16%	\$27.2M	2.30%	\$78.7M	2.34%	\$60.1M	2.31%

