



**856.797.1919**

**www.VantageRES.com**

1873 Marlton Pike East, Suite 1C, Cherry Hill, NJ 08003

OFFICE SUITES AVAILABLE

**513 NORTH BLACK HORSE PIKE**

**📍 RUNNEMEDE, NJ 08078**

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**EXECUTIVE OFFICE SUITE**

# OFFERING SUMMARY



## SIZE AVAILABLE

Call for Size -  
1 Executive Suite Available



## ASKING LEASE RATE

\$650/Month



## BUILDING SIZE

+/- 1,296 SF



## ASKING SALE PRICE

\$249,000



## PARKING

Rear parking lot and  
street parking



## SIGNAGE

Suite signage



**HEAVILY TRAFFICKED AREA**

# AREA HIGHLIGHTS

- ✓ Building currently has one private suite fully leased. Dedicated parking lot in the rear of the building and street parking is allowed
- ✓ Offices are on the first floor with access to the kitchenette and conference room. Walkable to many nearby amenities including restaurants and retail establishments
- ✓ Easily accessible from all major thoroughfares including the NJ Turnpike, I-295 and Route 42. Only minutes from the Walt Whitman Bridge



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	13,622	97,361	279,372
2028 POPULATION PROJECTION	13,923	100,033	288,144
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	5,435	38,794	111,402
2028 HOUSEHOLD PROJECTION	5,559	39,891	115,020
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$90,121	\$99,762	\$100,271
MEDIAN HOUSEHOLD INCOME	\$77,914	\$80,273	\$77,386

# KEY DISTANCES

**NJ TURNPIKE**  
1.4 MILES

**I - 295**  
1.6 MILES

**ROUTE 42**  
2.3 MILES

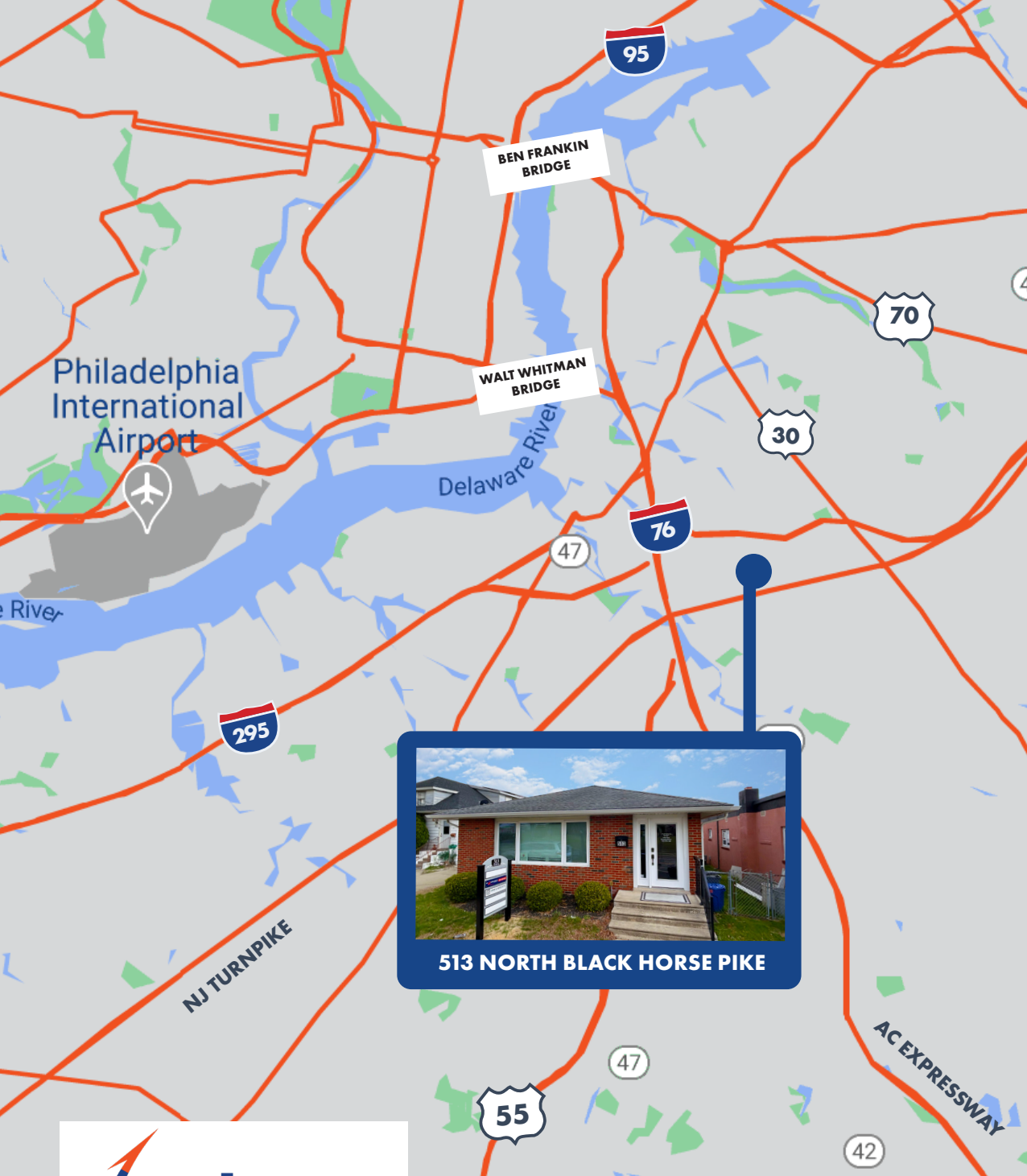
**ROUTE 30**  
3 MILES



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## NEARBY AMENITIES

### RETAIL

- ALDI
- Auto Plus
- Carmens Deli
- CVS
- Dollar Tree
- Hair Cuttery
- Polish American deli
- Roto-Rooter Plumbing
- Runnemedes discount liquor
- Sams Club
- Shoprite
- Signpros
- Sports Outlet
- Walgreens
- Walmart Supercenter
- Wawa

### DINING

- Dominics Tavern
- Dominos Pizza
- Dunkin
- El Tequila Mexican
- Irish Hill Tavern
- Marinos Pizza
- Mcdonalds
- Philly Pretzel Factory
- Phily Diner & Sports bar
- Primo Hoagie
- Ritas Italian Ice
- The Avocado Mexican Grill
- The Mile Bar
- Wendys



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# INTERIOR PHOTOS

