

FREE-STANDING PROPERTY FOR SALE OR LEASE

18 W. MAPLE AVENUE | MERCHANTVILLE, NJ

NEIGHBORHOOD COMMERCIAL DISTRICT

FORMER CVS PHARMACY

[VIEW PROPERTY](#)



HIGHLIGHTS

- **First time available in 30 YEARS!**
- Rare Free-Standing, **8,220 SF building** with 28 Off-Street Parking Spaces.
- Great neighborhood location with mature, dense population surrounding the site
- Access via Maple Avenue and Center Street
- Zoning: B-1 Central Business

TRAFFIC GENERATORS



DEMOGRAPHICS

SOURCE: REGIS ONLINE

	1 MILE	2 MILE	3 MILE
POPULATION	18,131	62,754	119,076
AVERAGE HH INCOME	\$108,753	\$101,238	\$110,178
DAYTIME EMPLOYEES	3,945	25,043	51,213

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[INSTAGRAM](#)

[YOUTUBE](#)

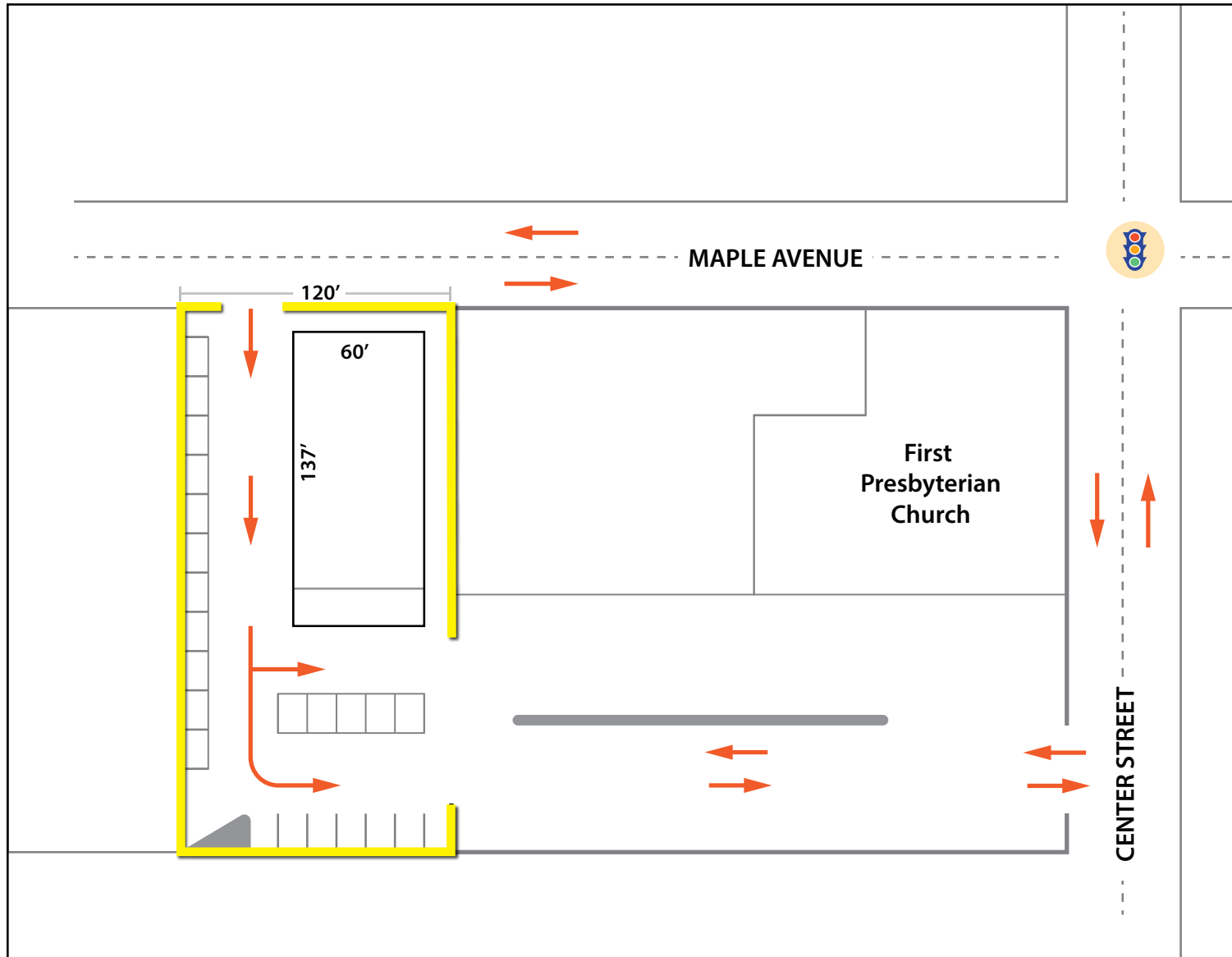
SRD Soloff Realty & Development, Inc.

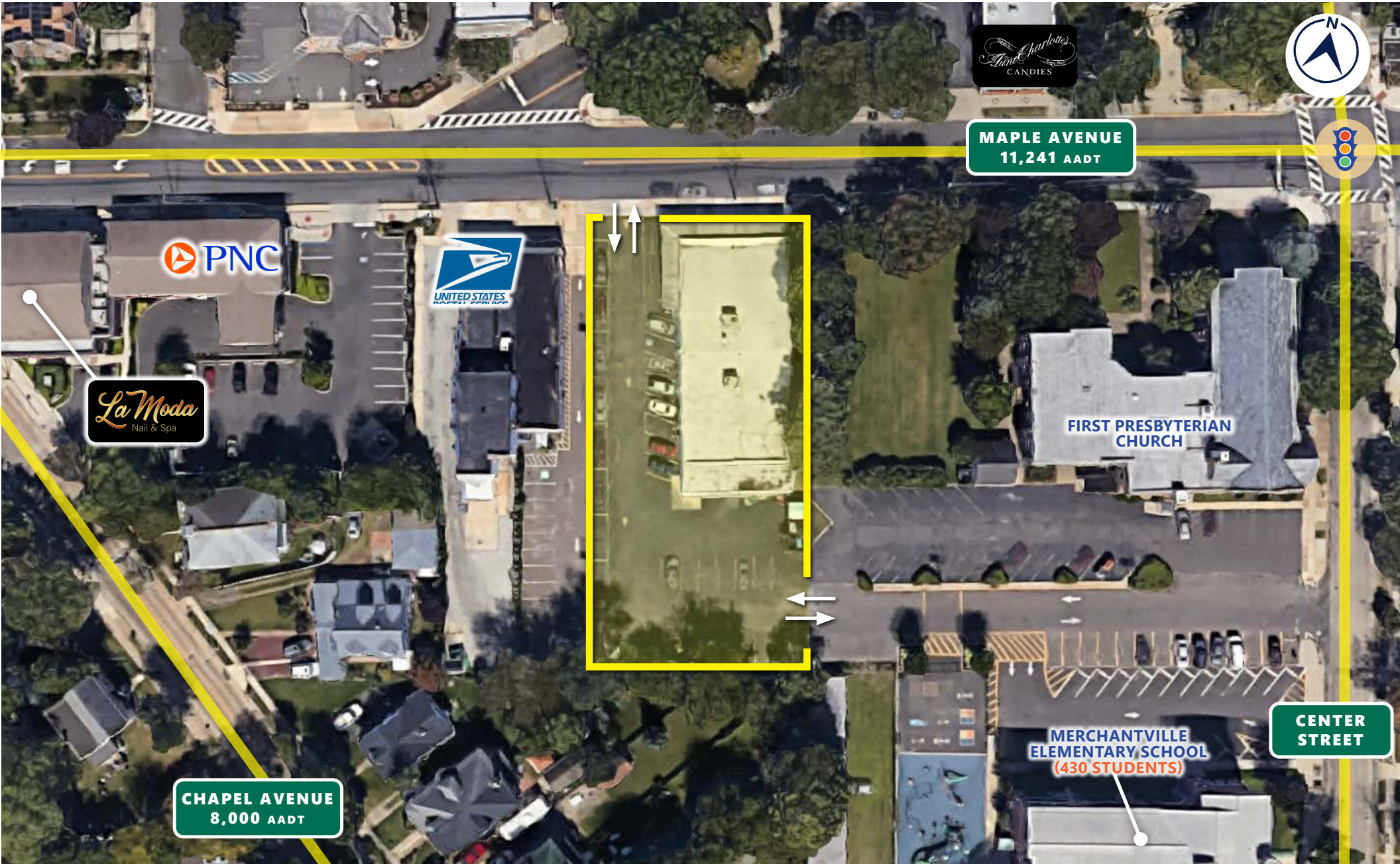
ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

ICSC
INNOVATING COMMERCE
SERVING COMMUNITIES

DAVID DUNKELMAN

EXCLUSIVE AGENT
david@srdre.com | 610-834-0400





MAPLE AVENUE
11,241 AADT



PNC

UNITED STATES
POSTAL OFFICE

La Moda
Nail & Spa

FIRST PRESBYTERIAN
CHURCH

CHAPEL AVENUE
8,000 AADT

MERCHANTVILLE
ELEMENTARY SCHOOL
(430 STUDENTS)

CENTER
STREET



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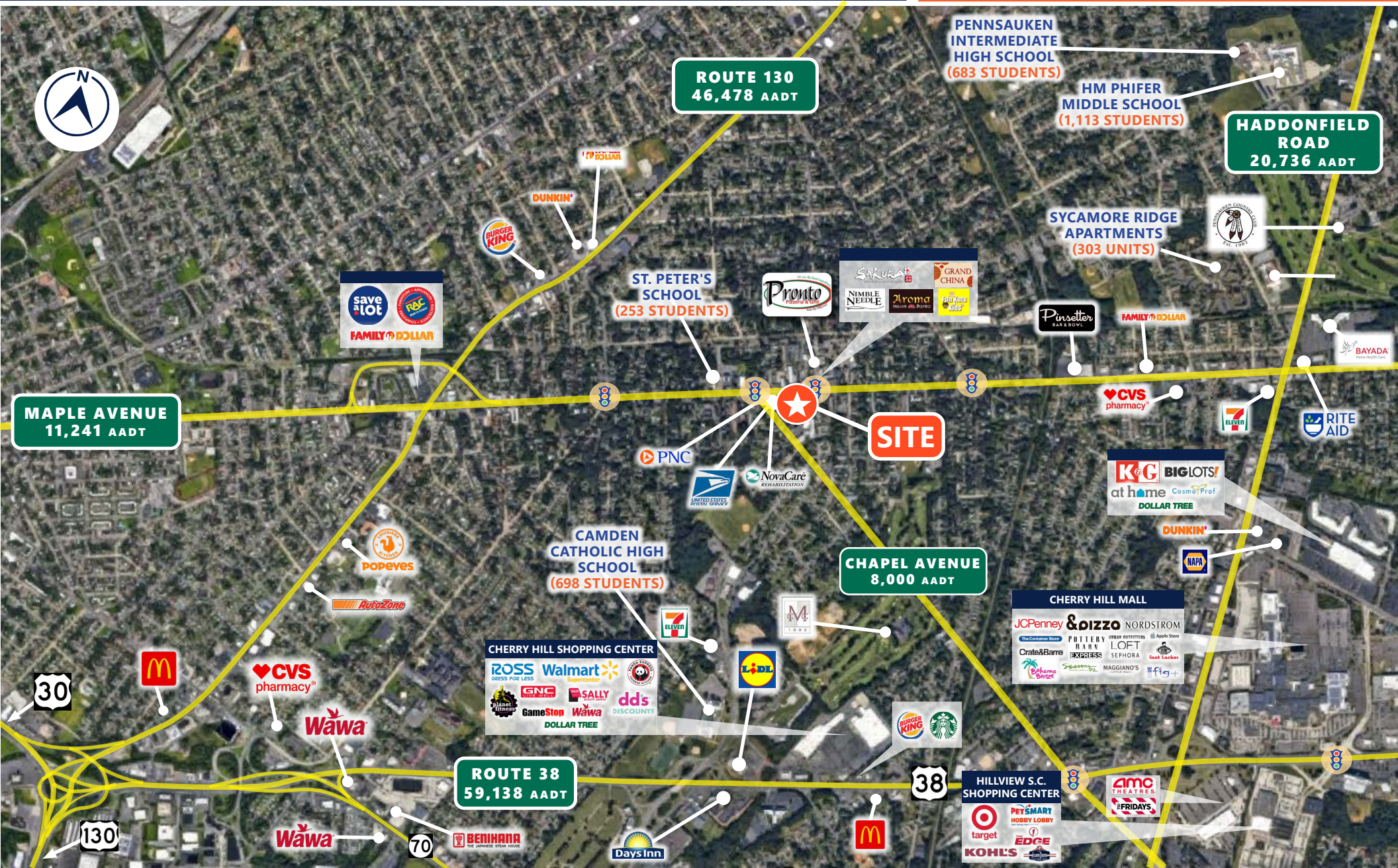
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