



OFFICE SUITES AVAILABLE
513 NORTH BLACK HORSE PIKE

📍 RUNNEMEDE, NJ 08078

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www.VantageRES.com
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OFFERING SUMMARY



SIZE AVAILABLE

Call for Size -
1 Executive Suite Available



ASKING LEASE RATE

\$650/Month
\$1,200/Month with private restroom



BUILDING SIZE

+/- 1,296 SF



ASKING SALE PRICE

\$249,000



PARKING

Rear parking lot and
street parking



SIGNAGE

Suite signage



EXECUTIVE OFFICE SUITE

AREA HIGHLIGHTS

- ✓ Recently renovated office building featuring new exterior paint job and prime frontage along the Black Horse Pike with excellent visibility. The building is currently configured as multi-tenant office suites with two tenants taking up three offices. There is a dedicated parking in the rear of the building and off-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



HEAVILY TRAFFICKED AREA



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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

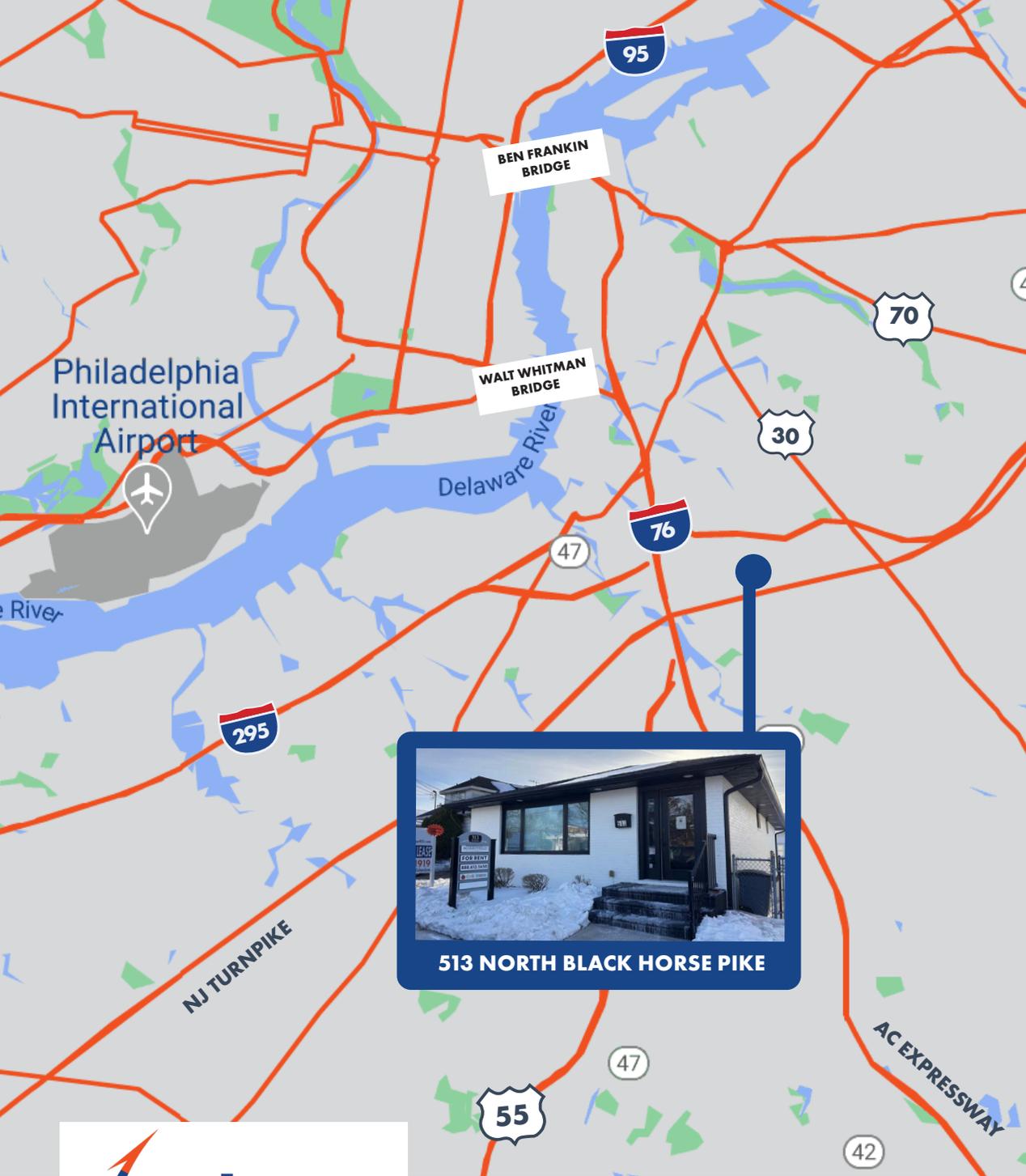
ROUTE 30
3 MILES



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NEARBY AMENITIES

RETAIL

- ALDI
- Auto Plus
- Carmens Deli
- CVS
- Dollar Tree
- Hair Cuttery
- Polish American deli
- Roto-Rooter Plumbing
- Runnemeade 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



EXTERIOR PHOTOS

