

# 2820 MOUNT EPHRAIM AVE

## CAMDEN, NEW JERSEY

DEVELOPMENT  
OPPORTUNITY



REPRESENTED BY  
THE FLYNN COMPANY

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### 140,000 SF INDUSTRIAL DEVELOPMENT OPPORTUNITY

AVAILABLE FOR SALE | PRICE UPON REQUEST

#### PROPERTY HIGHLIGHTS - INDUSTRIAL:

- Building Size: 140,000 square foot proposed industrial building
- Lot Size: 9.41 acres (409,899.60 square feet)
- Building Height: <45 feet
- Additional Trailer Parking: 10 trailer parking spots

#### PROPERTY HIGHLIGHTS - RETAIL:

- Building Size: 3,000 square feet with frontage to Mount Ephraim Avenue

THE FLYNN COMPANY

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## ZONING |

The subject tract is zoned in the C-3 – Commercial Zoning District. Proposed use is Warehouse with parking area requiring a use variance from the Camden Zoning Board of Adjustment due to the proposed amount of car parking spaces.

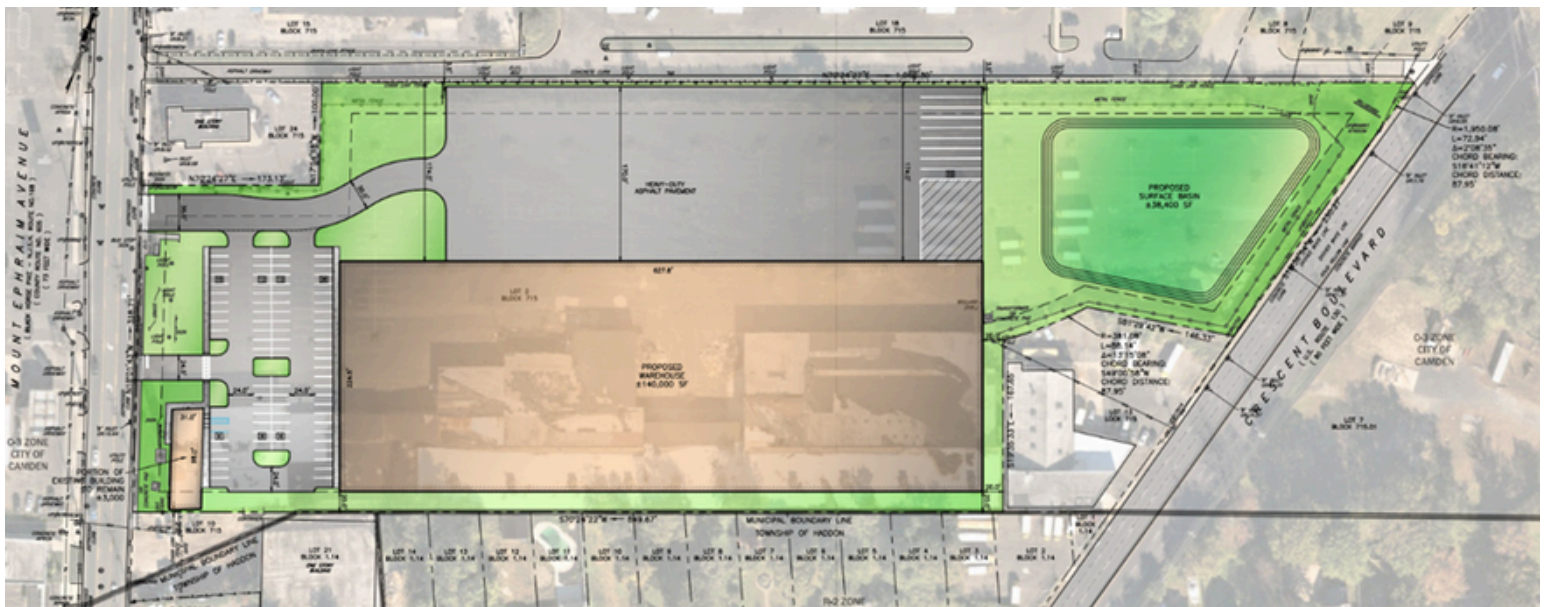
## PROPERTY DESCRIPTION

2820 Mt. Ephraim Ave is a **9.41-acre in-fill redevelopment site** in the City of Camden, New Jersey, offering a rare opportunity for combined industrial and retail development strategically positioned for logistics, distribution, and commercial uses.

The proposed redevelopment includes a **140,000-square-foot industrial facility** with up to **45-foot clear heights, 20 dock-high doors, and 10 truck trailer parking positions**, making it ideal for warehousing, distribution, or manufacturing and a separate **3,000-square-foot retail building** with **prime frontage along Mt. Ephraim Avenue**, providing a high visibility location for convenience retail, quick-service restaurants, or other commercial uses. Additionally, the site presents an opportunity for **Cold Storage**, catering to the local demand and leveraging in-place infrastructure at the ports.

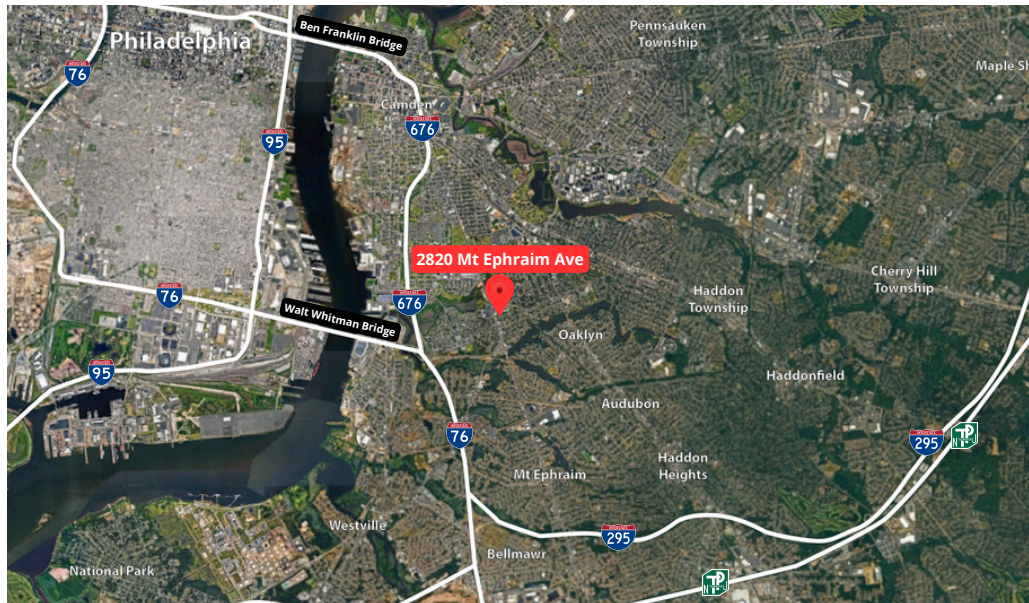
With its **proximity to major highways**, including I-676, I-76, and Route 130 provides easy access to the **Philadelphia metro area and regional ports**, this site is well-positioned to serve as a key logistics hub.

**Strong regional demand** makes this a **rare investment opportunity** for developers, operators, and investors seeking modern industrial and commercial space in Camden. Inquire today to explore the full potential of this dynamic redevelopment site.





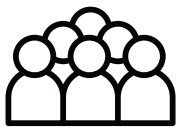
## LOCATION



### Travel time to...

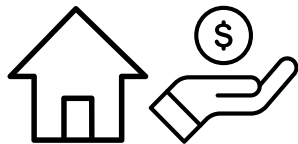
South Jersey Port	5 minutes	1.7 miles
I-295	6 minutes	2.4 miles
Ben Franklin Bridge	8 minutes	4.9 miles
NJ Turnpike exit-3	12 minutes	3.6 miles
Packer Ave Marine Terminal	12 minutes	6.0 miles

## DEMOGRAPHICS



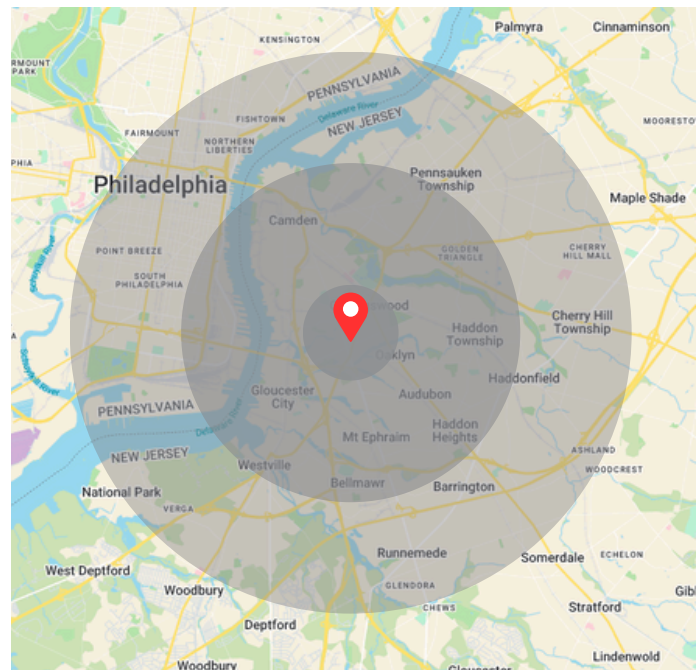
### POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	21,880	484,381	1,890,040
<b>Average Age</b>	35.3	37.4	36.5
<b>Average Age (Male)</b>	34.3	36.7	35.0
<b>Average Age (Female)</b>	36.6	38.5	38.1



### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	9,984	221,072	815,217
<b># OF PERSONS PER HOUSEHOLD</b>	2.2	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$53,294	\$87,500	\$70,252
<b>MEDIAN HOME VALUE</b>	\$100,840	\$278,995	\$198,770



FOR MORE INFORMATION PLEASE CONTACT:

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