

**FOR
SALE**

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FLEX INVESTMENT OPPORTUNITY
1555 MT EPHRAIM AVE, CAMDEN, NJ 08104



DISCLAIMER

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OFFERING SUMMARY

Price: \$375,000

Size Available: +/- 3,840 SF

Signage: Facade

Parking: Street Parking

Zoning: BHG Commercial

Taxes: \$3,605.89



PROPERTY HIGHLIGHTS

+ This mixed-use property sits along Mt. Ephraim Avenue in Camden and benefits from strong corner visibility and a very walkable location with a Walk Score of seventy-one. Nearby amenities and transit options support consistent activity for both residential and commercial tenants.

+ The building includes a ground floor retail space currently occupied by a grocery outlet and vacant studio apartments above for a value-add opportunity. These features create steady mixed use income potential for an investor seeking both commercial and residential revenue streams in a compact urban setting.

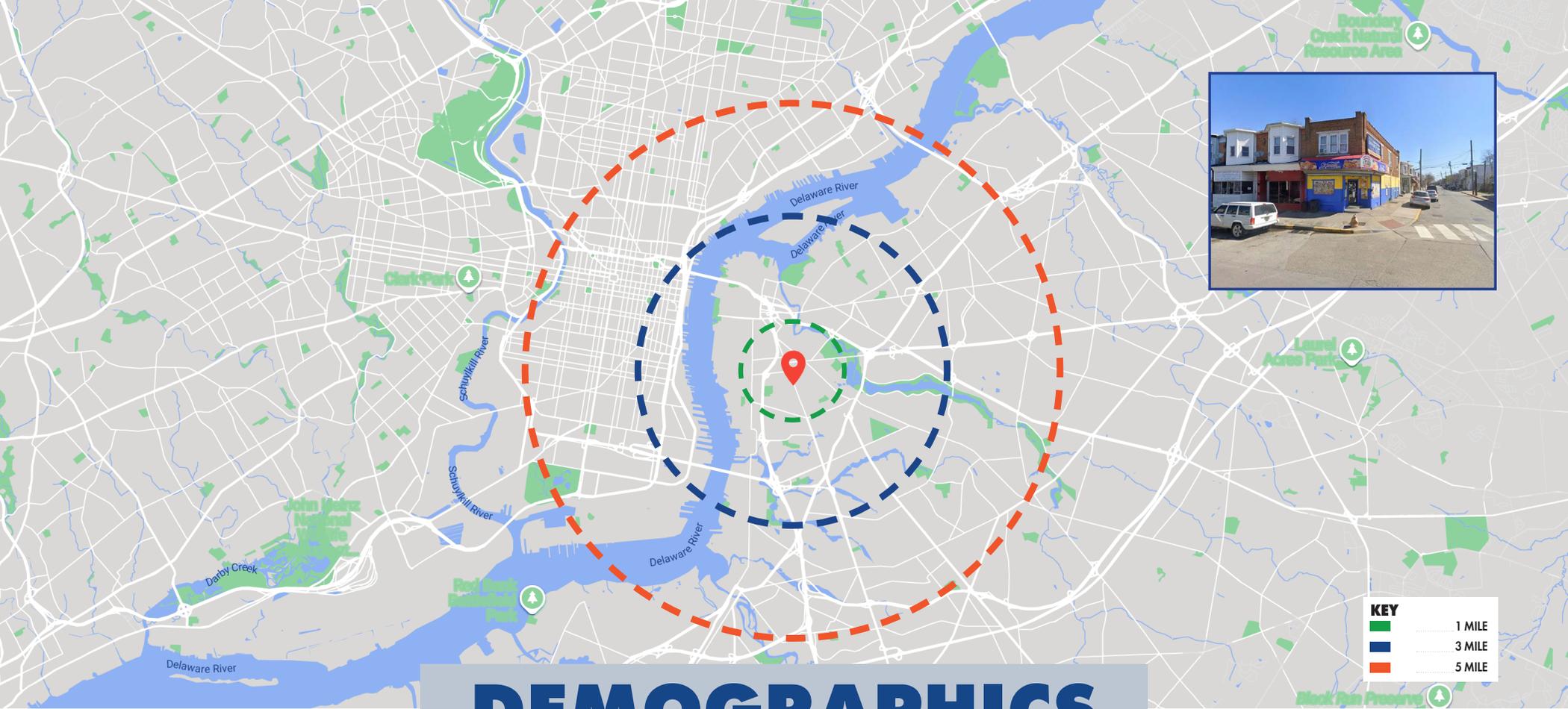
+ Its central position along the Mt. Ephraim Avenue corridor enhances connectivity to I-676, Route 30, 38, 130, and broader South Jersey destinations. This combination of accessibility and local activity makes it an appealing opportunity for investors seeking a stabilized mixed-use asset with long term upside.

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	29,726	213,059	674,149
PROJECTED 2029	30,564	211,142	664,752

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	10,650	85,332	286,289
PROJECTED 2029	10,959	84,299	281,322

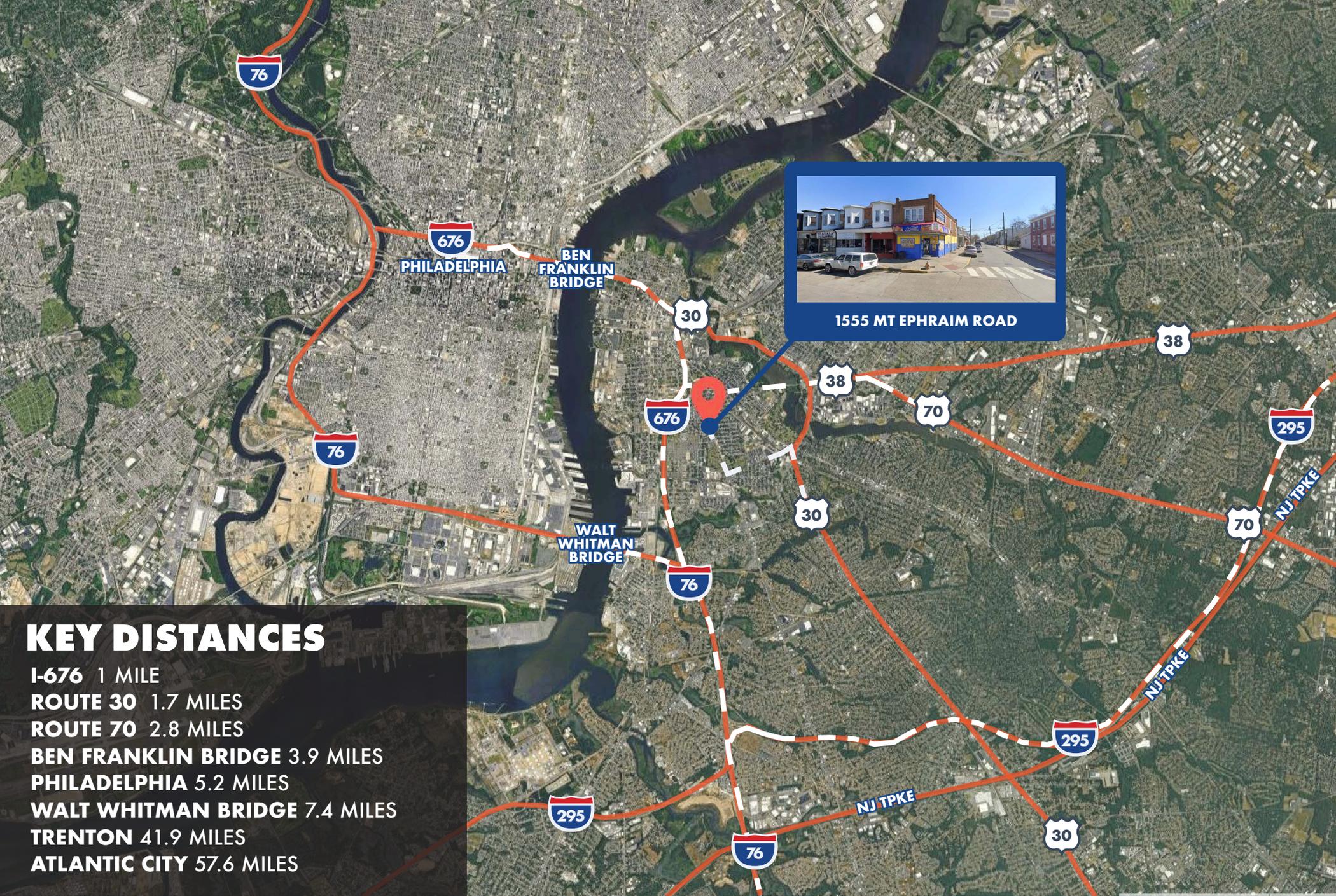
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$49,790	\$93,327	\$97,864
MEDIAN 2029	\$29,629	\$67,304	\$71,266

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1555 MT EPHRAIM ROAD

KEY DISTANCES

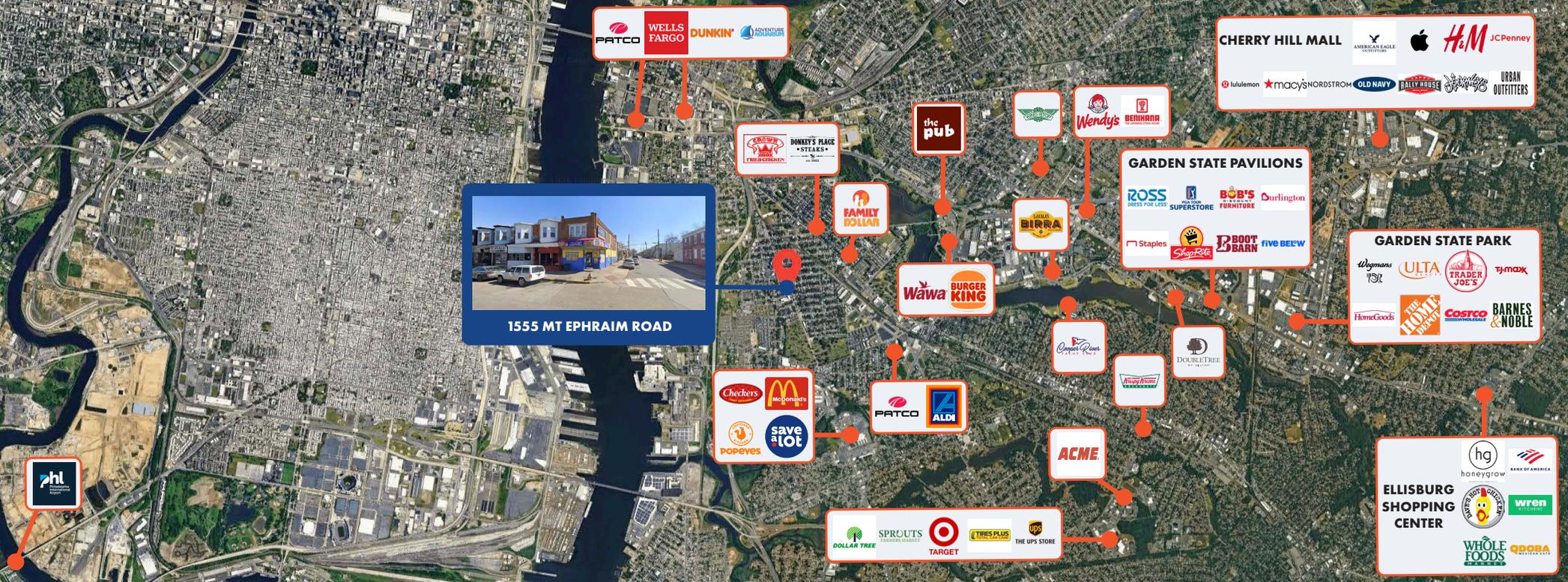
- I-676 1 MILE
- ROUTE 30 1.7 MILES
- ROUTE 70 2.8 MILES
- BEN FRANKLIN BRIDGE 3.9 MILES
- PHILADELPHIA 5.2 MILES
- WALT WHITMAN BRIDGE 7.4 MILES
- TRENTON 41.9 MILES
- ATLANTIC CITY 57.6 MILES

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NEARBY AMENITIES

DINING

- Benihana
- Burger King
- Checkers
- Crown Fried Chicken
- Donkey's Place
- Dunkin'
- Krispy Kreme
- LaScala's Birria
- McDonald's
- Popeye's Louisiana Kitchen
- The Pub
- Wawa
- Wendy's
- Wing Stop

RETAIL/GROCERY

- Acme Markets
- Adventure Aquarium
- ALDI
- Broadway Light Rail Station
- Cherry Hill Mall
- Cooper River Yacht Club
- Dollar Tree
- Double Tree by Hilton
- Ellisburg Shopping Center
- Family Dollar
- Ferry Avenue PATCO
- Garden State Park
- Garden State Pavilions
- Philadelphia International
- Airport
- Save A Lot
- Sprouts Farmers Market
- Target
- The UPS Store
- Tires Plus
- Wells Fargo Bank

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