



1302 Monmouth Road, Mt. Holly, NJ

RETAIL | RESTAURANT | OFFICE OPPORTUNITY



9,240 SF retail facility



For Sale: \$2,200,000

Location! Location! Location!

Excellent retail facility with 4 retail store-front spaces (2 leased), fully fit-out restaurant, and office space! This multi-tenant retail and restaurant property presents an outstanding opportunity in a high-traffic Burlington County location. The site features a fully fit-out restaurant facility, four storefront retail units (two currently leased), and additional office space. Ample on-site parking and excellent Monmouth Road frontage make this property highly visible and attractive to investors or owner-users alike.

Property Features:

- Two-story masonry & wood frame construction
- Four retail units totaling 2,555 SF
- Current tenants include dry cleaner, and vintage retail boutique.
- Fully fit-out restaurant facility (Russo's Pub & Italian Restaurant)
- Approx. 6,354 SF across two floors
- Includes bar, multiple dining rooms, kitchen, prep areas, office, and storage
- Front patio area (288 SF)
- Year Built: 1960 (renovations noted; maintained in good condition)
- Zoning: TCO – Town Center Commercial/Office (wide variety of retail & office uses permitted)
- Lot Size: 0.57 acres (24,829 SF)
- Parking: 30 surface spaces (with shared parking agreements providing more)
- Building Height: 22 ft (two-story sections)
- Construction: Masonry, log and frame

Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH |

Mark Gatta
P: 215-630-2040
O: 215-395-6277



Alex Bosak
P: 856-417-4461
O: 215-395-6277



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Additional Features

- Frontage: 117 ft on Monmouth Road with curb cut access
- Traffic Counts: 11,241 – 11,900 vehicles per day nearby
- Located within Eastampton Township Town Center district – strong retail growth and demand drivers including new mixed-use communities
- Excellent access to Routes 206, 38, NJ Turnpike, and I-295
- Less than 1 hour from Philadelphia International Airport



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