



**COOPER
SQUARE
ACQUISITIONS**
REAL ESTATE INVESTORS

**Existing 4,400 SF
building + Utilities on
site**

6.85 Acres

**600 – 602 CENTENNIAL BLVD
VOORHEES TOWNSHIP, NJ**

AVAILABLE FOR SALE OR LEASE!
Industrial Outdoor Storage Opportunity

Sale price of \$3,495,000
Lease of \$8,000 per acre
per month NNN + \$ 800
per acre Op Ex

EXECUTIVE SUMMARY & PROPERTY HIGHLIGHTS

600 Centennial Blvd Voorhees Township, NJ 08043

This is a rarely found 6.85-acre site measuring 352’ x 840’ in an ideal rectangular configuration.

Currently on site is a **4,400 SF warehouse structure** with **3 phase power** and **water/sewer hookups**.

Previously a concrete plant, the township is motivated to welcome a new user to the community.

Favorable uses include:

- Parking for vehicles, buses, equipment rental
- Building materials storage
- Transload facility
- Large component assembly, and others

Ownership is aggressive to make a deal and can offer the site fenced, paved, and lighted.

Property has a clean 2024 Phase 1 Inspection and no known environmental issues.

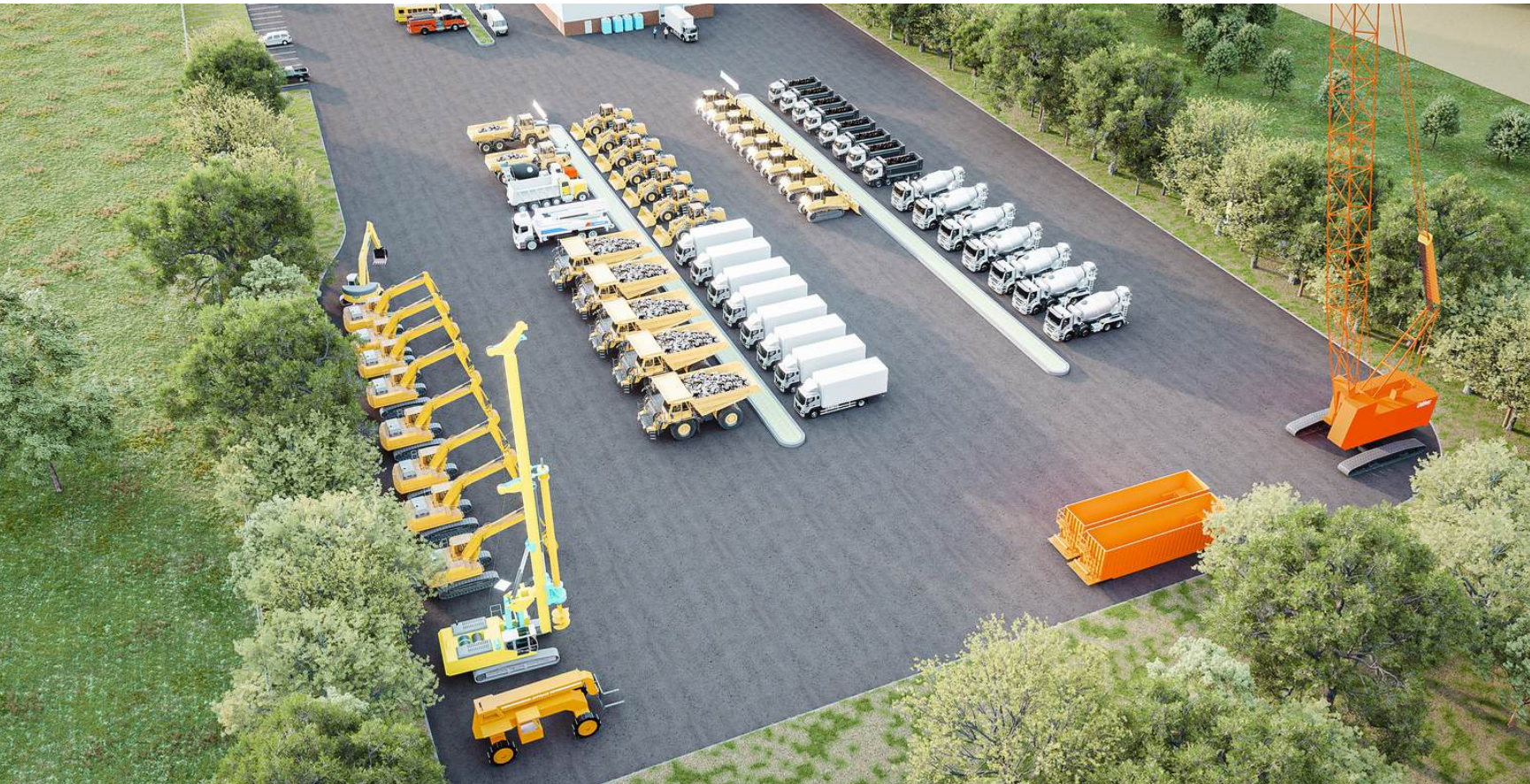
2 | 600 – 602 Centennial Blvd Voorhees Township, NJ 08043

PROPERTY HIGHLIGHTS	
Dimension	352' x 840'
Lot	6.85 Acres / 295,680 SF
Zone	O3 – Variance Uses Possible
Existing Structure	4,400 SF with 4 Drive in Doors
Existing Utilities	3 Phase Power, Water / Sewer
Existing Site Condition	Gravel
Real Estate Taxes	\$36,471

RENDERINGS

FOR MORE INFORMATION CALL:

Angad - (917)-636-8941 or
Paul - (856) 495-2925



AERIAL PHOTOS

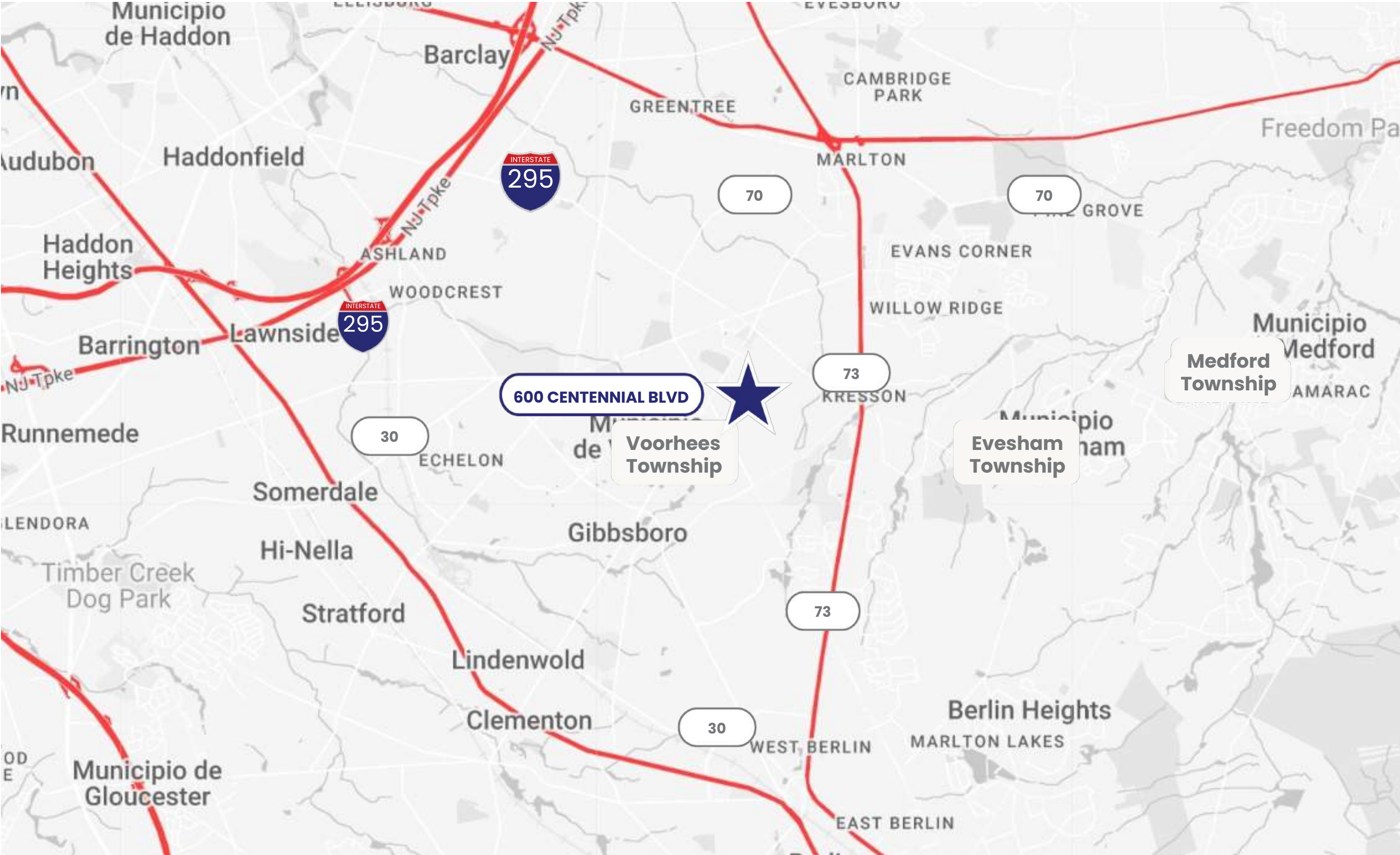
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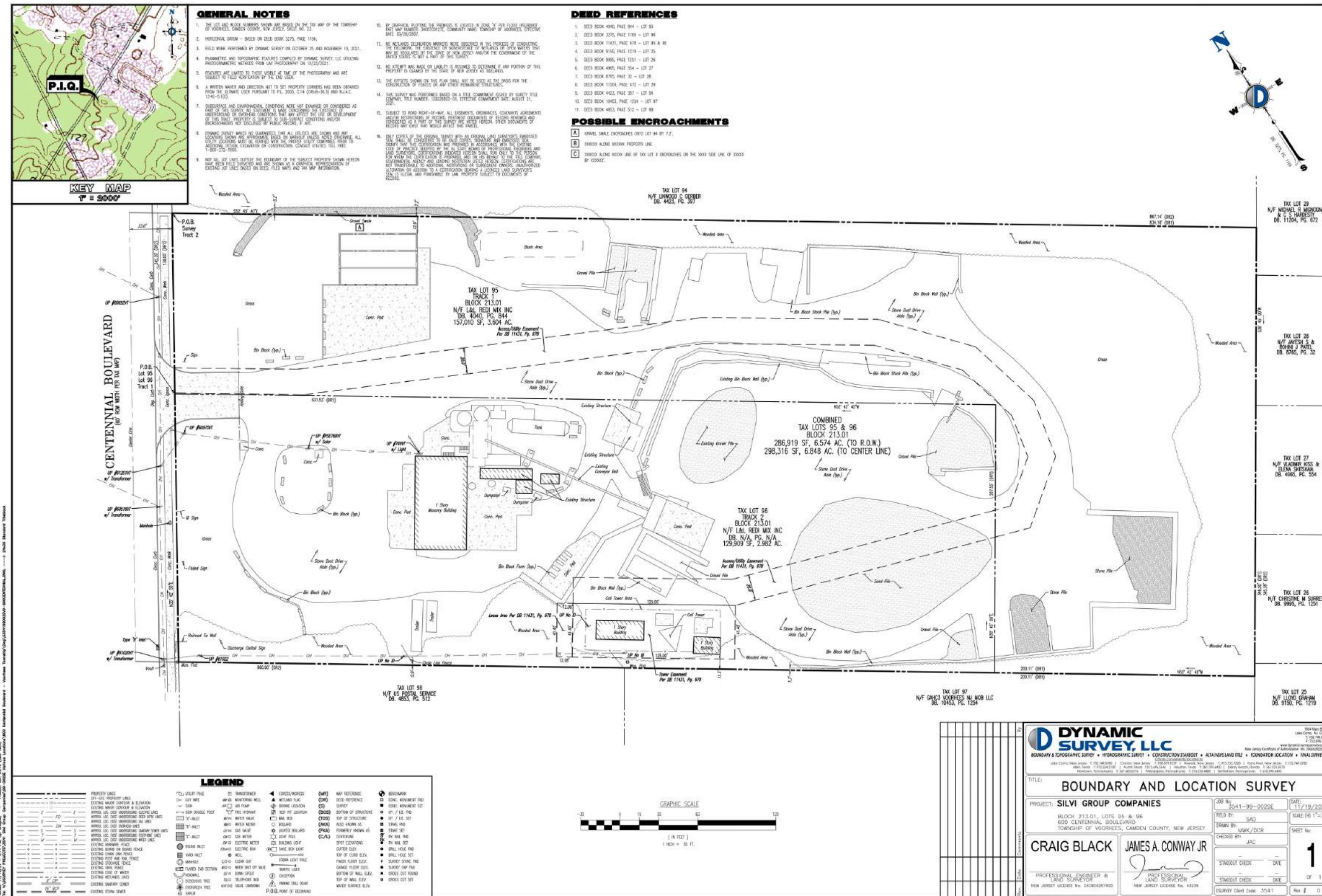


AREA MAP

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DEMOGRAPHICS MAP & REPORT

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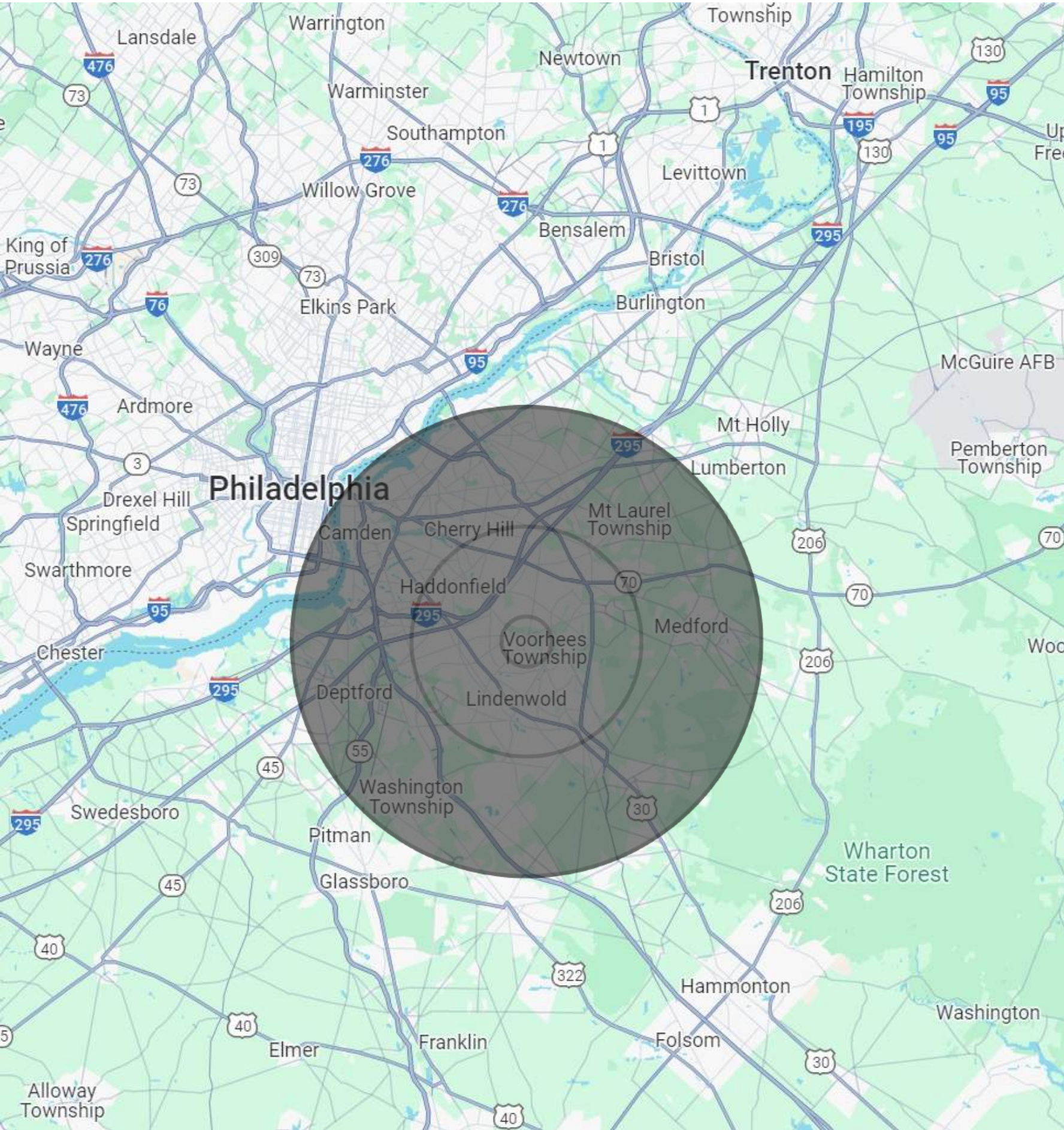
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	20.7K	116K	298K
Average Age	50	42	42
Average Age (Male)	42	41.4	41.4
Average Age (Female)	42	43.8	43.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Renter to Homeowner Ratio	1:5	1:2	1:2
Housing Occupancy Ratio	13:1	19:1	22:1
Average HH Income	\$158K	\$103K	\$99.3K
Number of Employees	17.2K	95.2K	243K

**Data derived from the 2020 American Community Survey (ACS) and the 2020 U.S. Census*



ACCESSIBILITY

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1.33 MI
Route 73



2.66 MI
Route 70



4.2 MI
Route 30



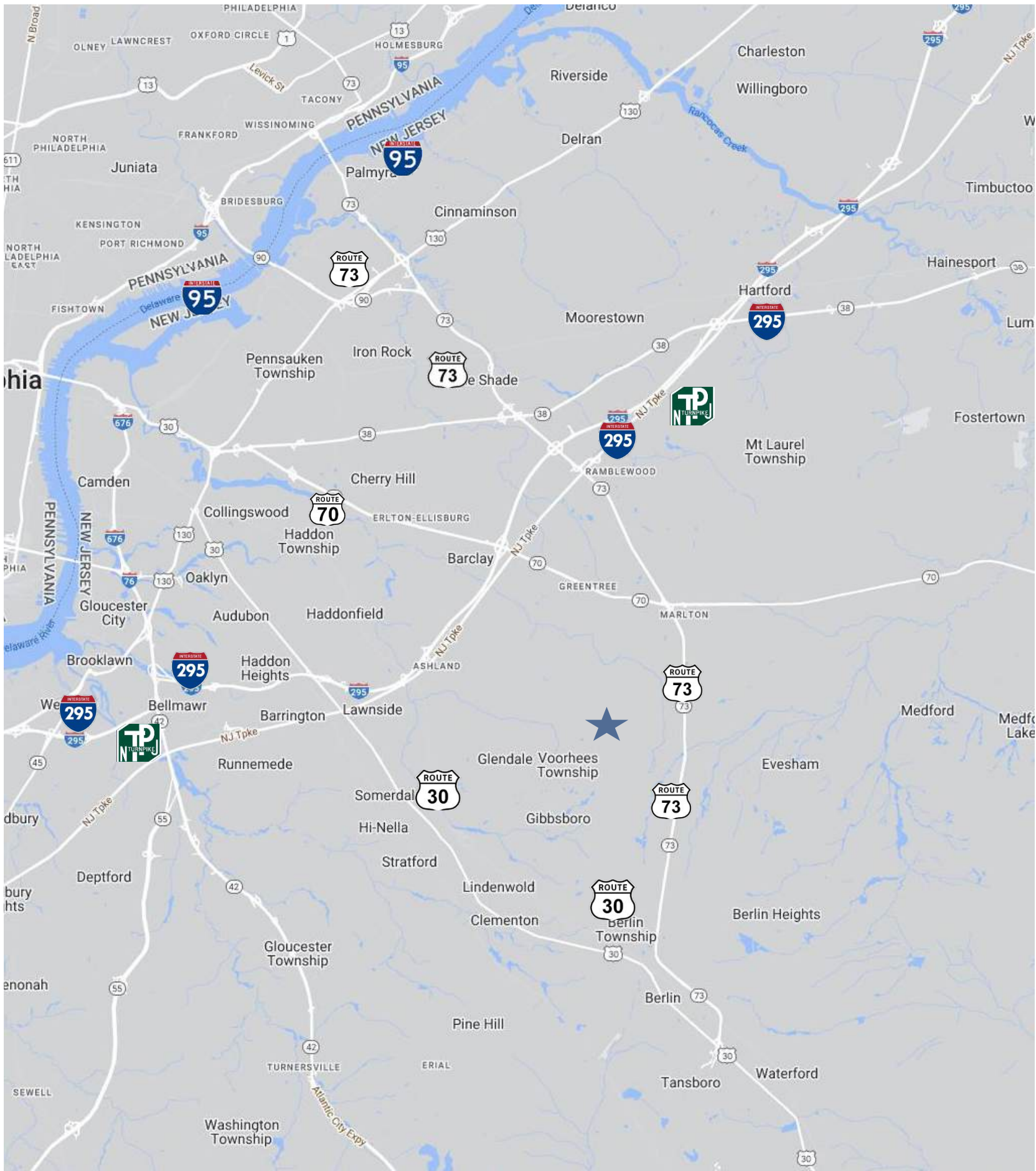
4.6 MI
I-295



4.65 MI
NJ Turnpike



9.93 MI
Route 206

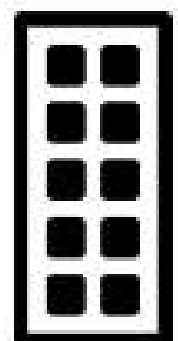


ABOUT COOPER SQUARE



Cooper Square Acquisitions is one of the most active purchasers of distressed & underutilized real estate in Southern New Jersey.

CSA prides itself on its contributions in paving the way for safe, vibrant, and prosperous communities.



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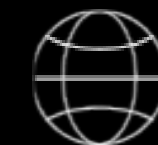


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Paul - pb@cooperacq.com

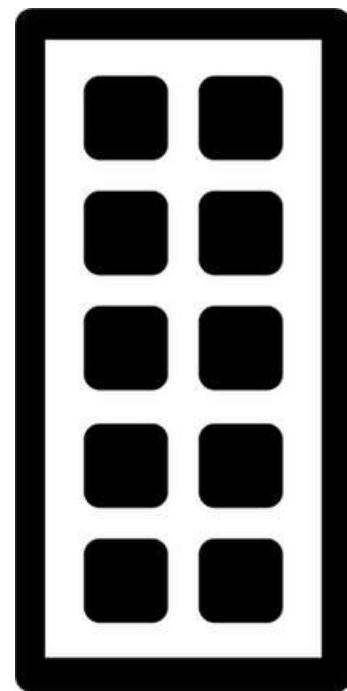


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FOR MORE INFORMATION:



<https://www.cooperacq.com/>



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