

Nearby Retailers:



**DOLLAR TREE**



+/- 3,000SF  
GLA

+/- 1 ACRE  
Parcel Size

IMMEDIATE  
Availability

**SALE/LEASE**  
Call For Details

## PROPERTY INFORMATION

### • PRIME LOCATION in MEDFORD, NJ

- Excellent visibility at high traffic intersection
- Ingress/egress available on both Tuckerton Rd. and Taunton Blvd.
- Convenient access from surrounding Medford, Marlton, Evesham Twp., Medford Lakes, Shamong & Tabernacle neighborhoods
- Zoned CC-Community Commercial. Also in Medford Township redevelopment zone
- 2025 Real Estate Taxes: \$18,770.00

Demographics	1 Mile	3 Miles	5 Miles
Population	4,713	35,130	83,799
Average HH Income	\$213,995	\$184,533	\$196,876
Total Businesses	100	1,208	2,980
Number of Employees	471	10,486	39,553
Traffic Counts	Tuckerton Road: 11,507 VPD Taunton Blvd.: 14,644 VPD		

\*Data Source: Sites USA REGIS® 2023

AGENTS/  
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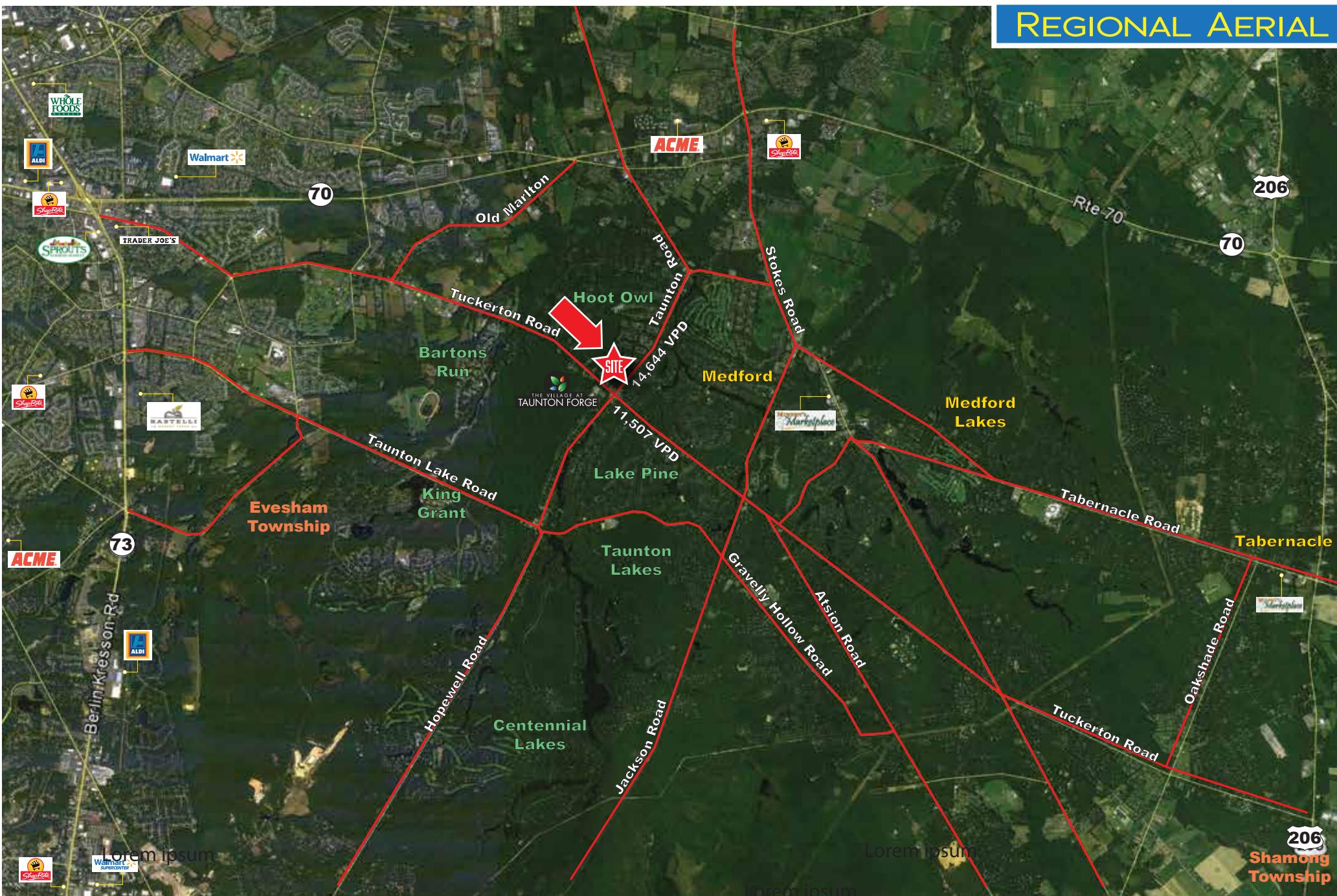
SCAN FOR  
WEB SITE  
LPRE.COM

+/-3,000 FORMER BANK W/DRIVE THRU AT CORNER | FOR SALE OR LEASE

207 Tuckerton Road | Medford, NJ 08055 | Burlington County

**LEGEND**  
PROPERTIES INC.  
COMMERCIAL REAL ESTATE

REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

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SITE AERIAL

Taunton Rd.  
14,644 VPD



**TUCKERTON RD.  
11,507 VPD**

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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	4,713	35,130	83,799
Projected Population (2028)	4,534	34,416	85,597
Projected Annual Growth (2023 to 2028)	-0.8%	-0.4%	0.4%

## Daytime Population

Total Businesses (2023)	100	1,208	2,678
Number of Employees (2023)	471	10,486	28,167

## Income

Average HH Income (Est. 2023)	\$213,995	\$184,533	\$196,876
Median HH Income (2023)	\$161,840	\$142,223	\$146,014

## Households & Growth

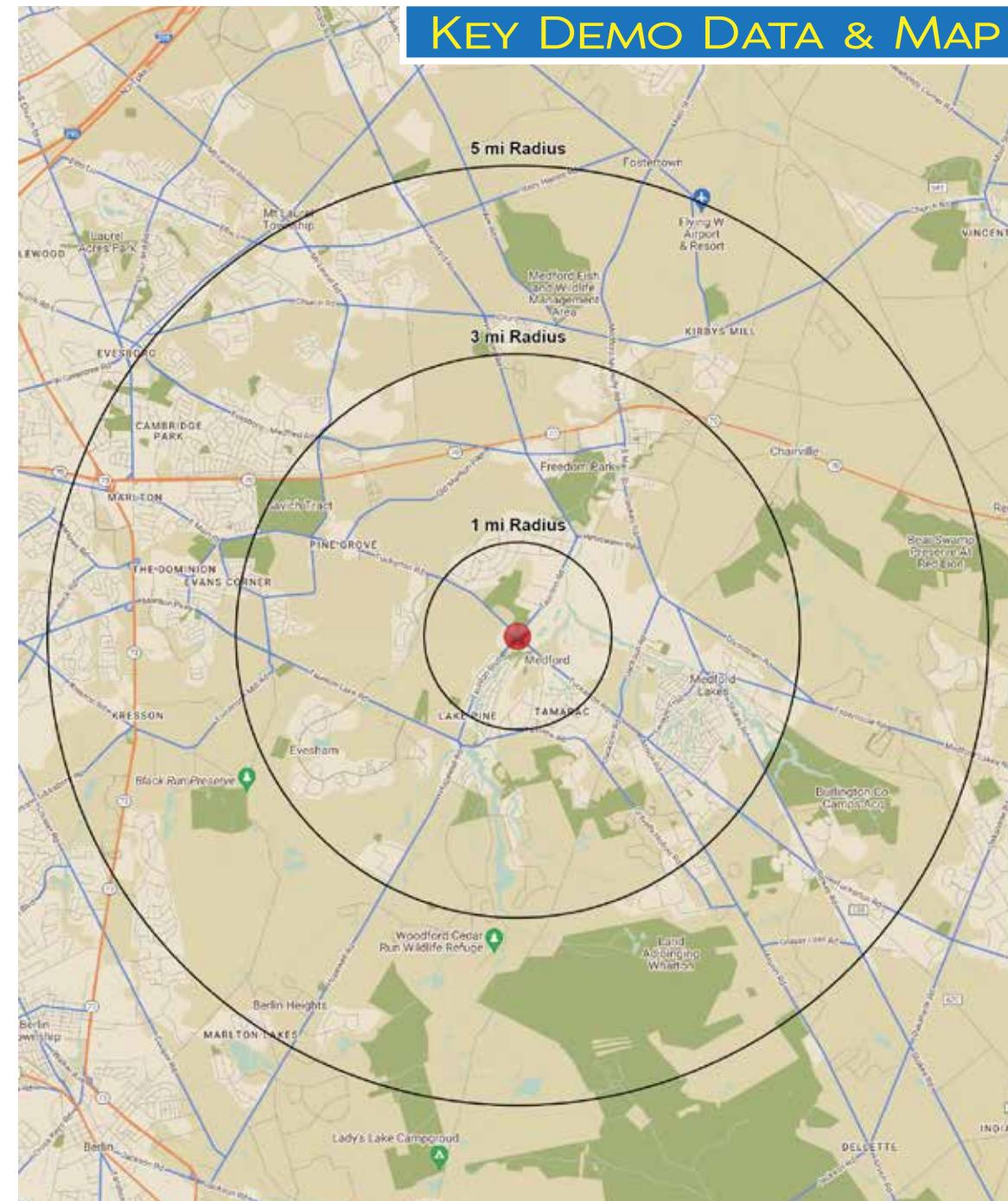
Households	1,706	13,661	31,921
Projected HH (2028)	1,631	13,326	32,479
HH Growth with Children (2023 to 2028)	47.4%	42.0%	39.8%

## Education

High School Graduate	14.5%	15.4%	18.0%
Some College	14.8%	15.3%	14.5%
Bachelor Degree	39.2%	39.0%	36.1%
Graduate	21.0%	20.3%	21.3%

Traffic Counts: Tuckerton Road: 11,507 VPD • Taunton Blvd.: 14,644 VPD  
Data Source: Sites USA REGIS™ 2024

## KEY DEMO DATA & MAP



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SITE PHOTOS



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