



5301 ROUTE 42

TURNERSVILLE, NEW JERSEY

4,500 SF FOR SALE

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JEFFERY REALTY
 Retail Specialist

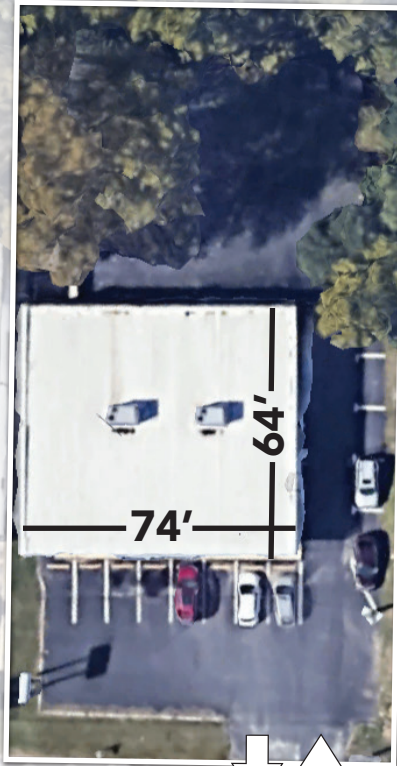
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 All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.



COMING SOON



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STREET VIEW

LIQUOR HUT

46,864 VPD ROUTE 42

5301 ROUTE 42

TURNERSVILLE, NJ

SITE INFORMATION

LOT SIZE: 1.53 ACRE

TRAFFIC: 46,864 VPD RT. 42

NOTES: • 2 YEARS LEFT ON EXISTING LEASE: Lease Expires June 2, 2026

AVAILABLE: 4,500 SF

FRONTAGE: 95' ON ROUTE 42

• BELOW MARKET RENT

TAXES: \$18,405/4.09 PSF

PARKING: 25 SPACES

• OVERSIZED LOT

• 1.5 MILES FROM ATLANTIC CITY EXPRESSWAY

• 8FT LOADING DOCK IN REAR




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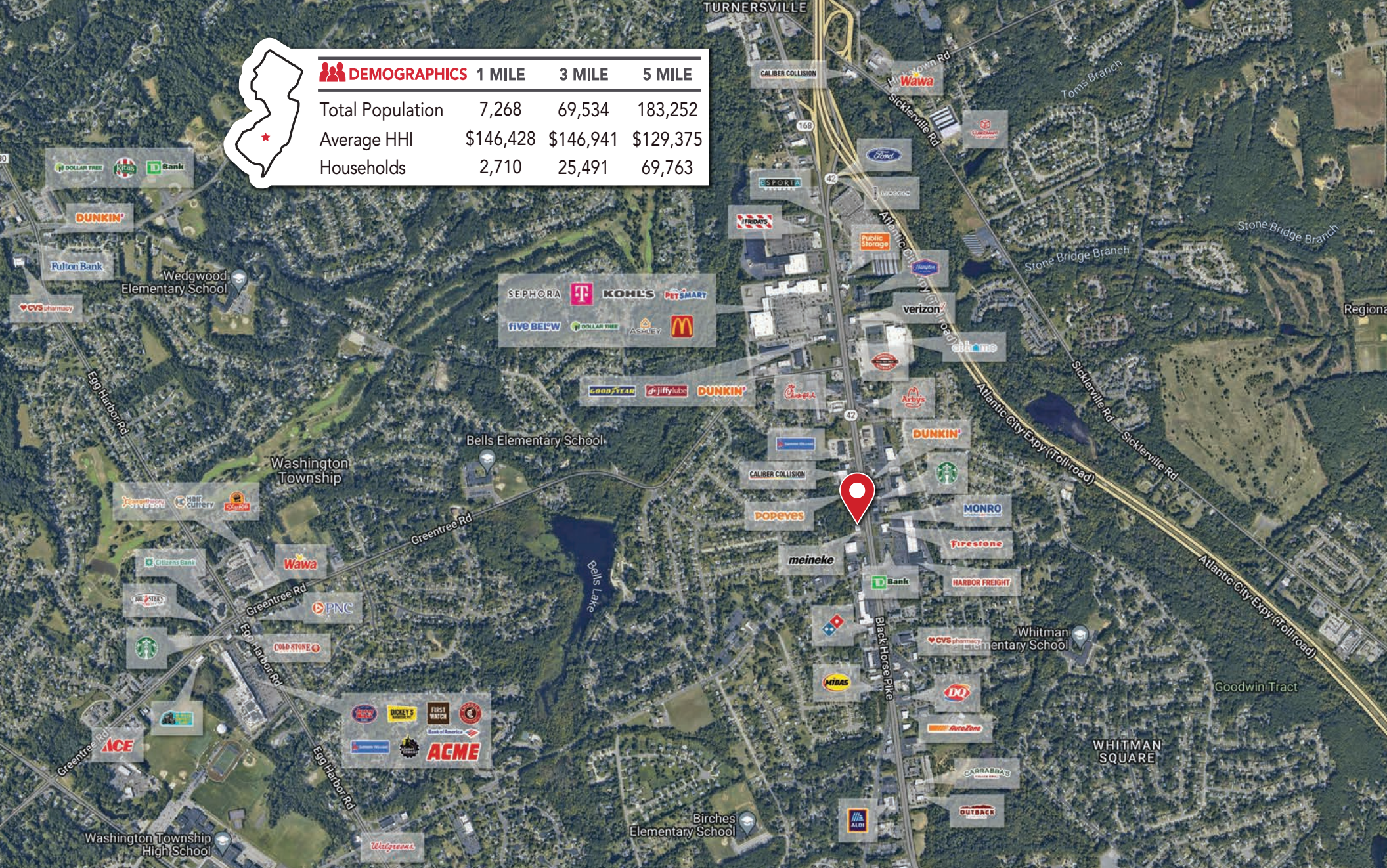
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 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	7,268	69,534	183,252
Average HHI	\$146,428	\$146,941	\$129,375
Households	2,710	25,491	69,763



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MARKET AERIAL



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