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*Image has been enhanced

FREESTANDING BUILDING FOR SALE
502 HILLSIDE TERRACE, PENNSAUKEN, NJ 08110



OFFERING SUMMARY

Asking Sale Price: \$150,000

Size Available: +/- 1,550 SF

Parking: +/- 10-12 Spaces

Zoning: R-2

Traffic Count: 8,301



PROPERTY HIGHLIGHTS

- + This 1,150 SF single-story building offers excellent functionality for medical, office, or service use. The property includes a side entrance with ramp access, a crawl space running the full length of the building, and an attic for additional storage. The roof was replaced approximately ten years ago, and mechanical systems have been updated with two newer HVAC units (1-2 years old) and two furnaces. Interior improvements include three exam rooms, two restrooms, and access to public sewer and water.
- + Located in Pennsauken bordering Camden, the property sits just five miles from the Ben Franklin Bridge. It is positioned in a residential neighborhood with access from both River Road and Hillside Terrace, adjacent to the railroad and within minutes of Route 130 and Westfield Avenue.
- + Nearby amenities include Domino's Pizza, Rockland Bakery, several waterfront parks, and the Pennsauken Transit Center, providing convenient services and strong regional connectivity.

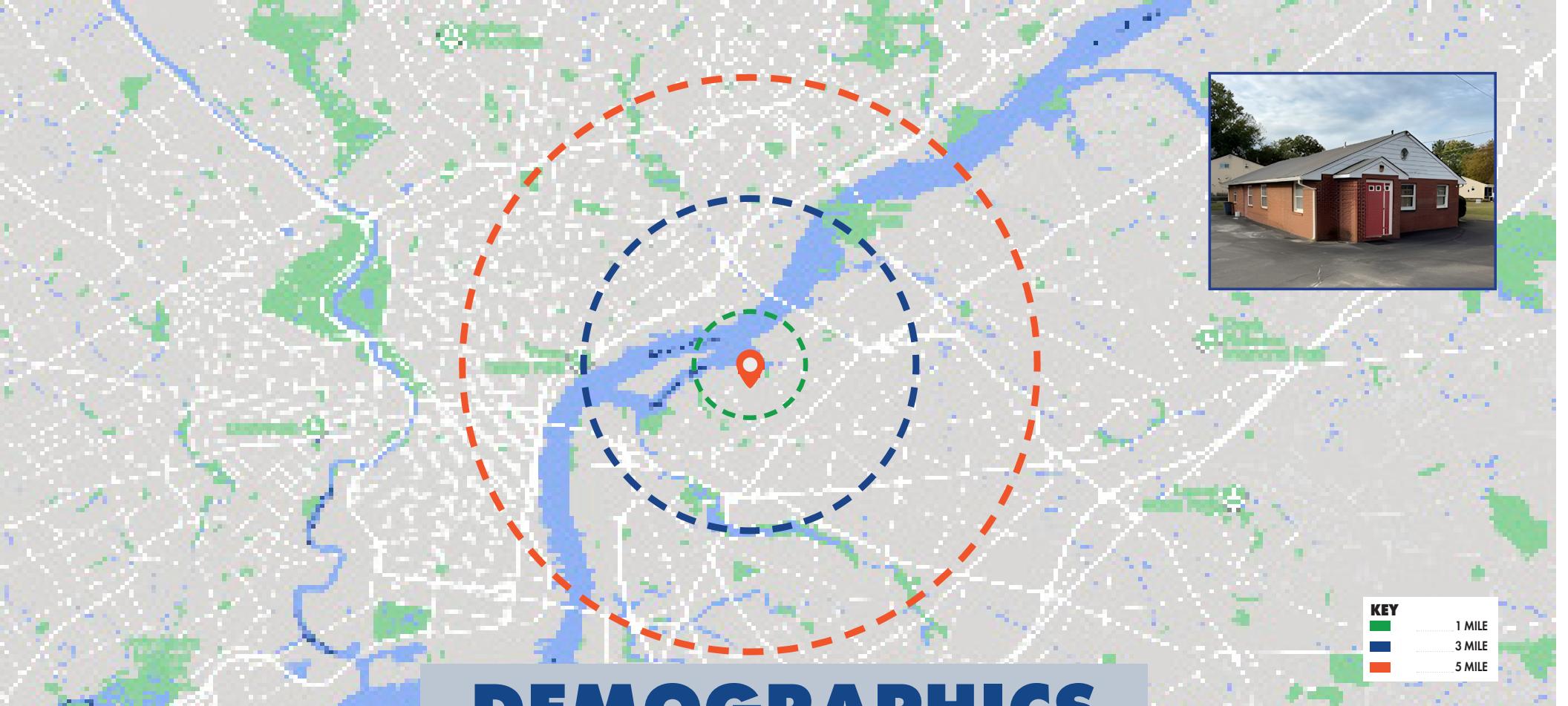


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DEMOGRAPHICS

POPULATION

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	20,074	154,987	663,320
PROJECTED 2029	20,038	153,679	652,983

HOUSEHOLDS

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	6,358	56,742	262,419
PROJECTED 2029	6,347	56,151	257,968

INCOME

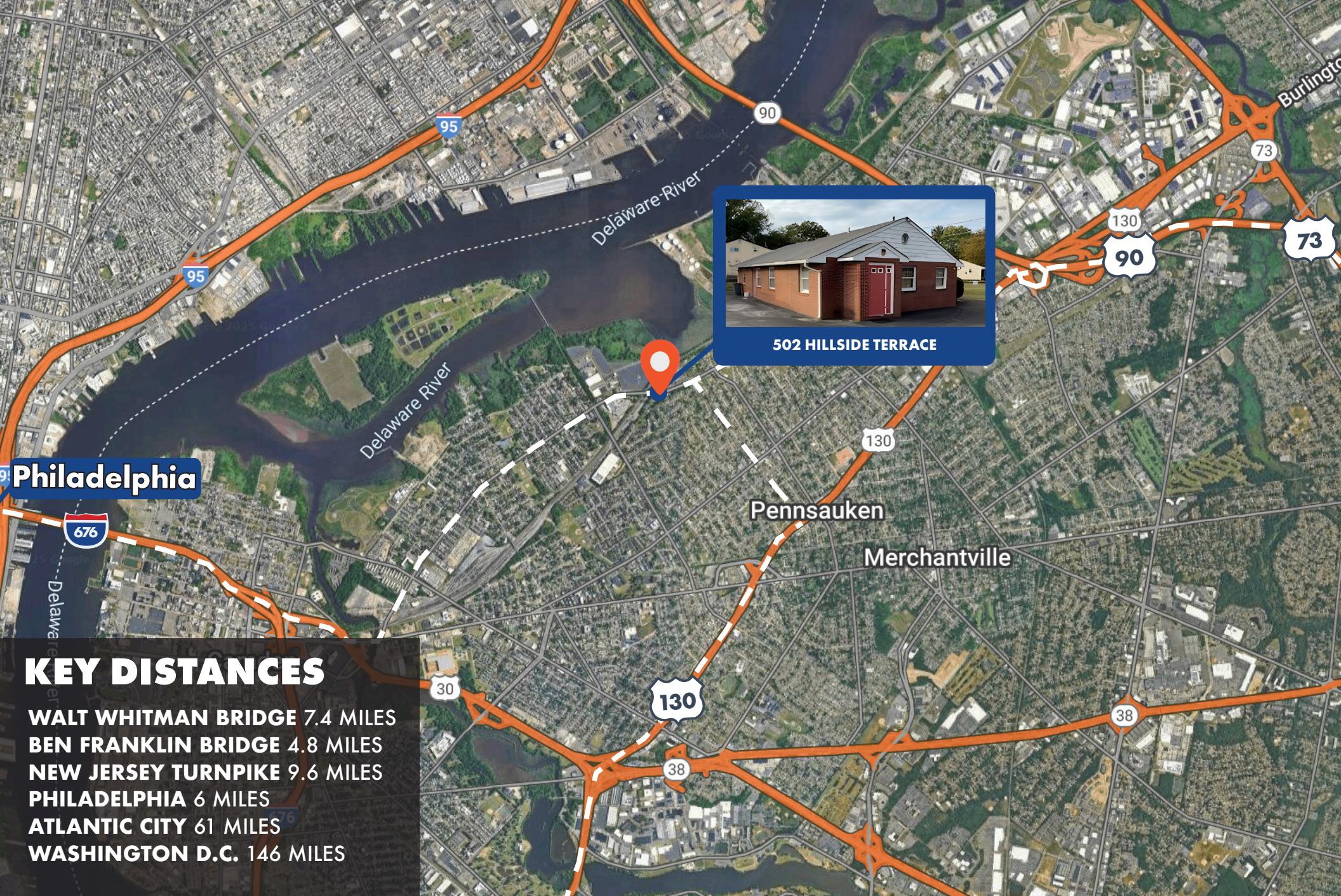
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$73,635	\$74,976	\$85,207
MEDIAN 2029	\$63,201	\$56,793	\$58,905



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KEY DISTANCES

WALT WHITMAN BRIDGE 7.4 MILES
BEN FRANKLIN BRIDGE 4.8 MILES
NEW JERSEY TURNPIKE 9.6 MILES
PHILADELPHIA 6 MILES
ATLANTIC CITY 61 MILES
WASHINGTON D.C. 146 MILES

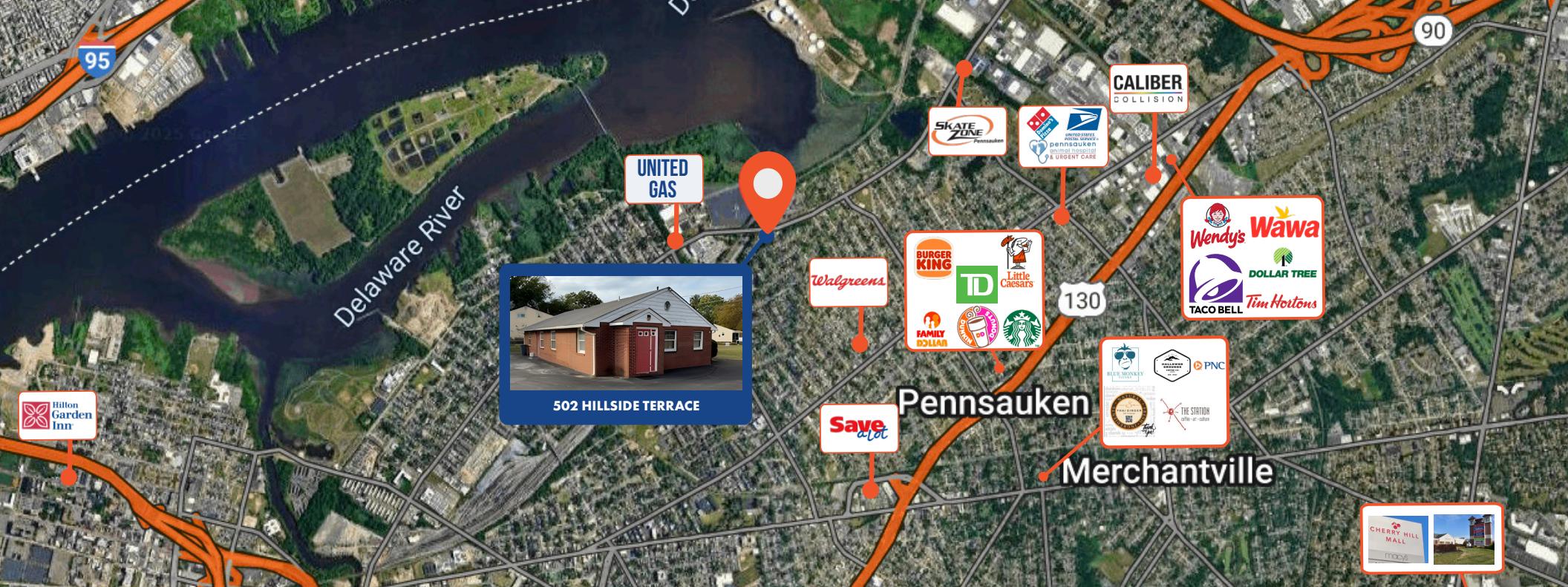


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NEARBY AMENITIES

DINING

- Burger King
- Dunkin Donuts
- Little Caesars
- Starbucks
- Wendy's
- Taco Bell
- Wawa
- Tim Hortons
- Domino's Pizza
- Blue Monkey Tavern
- The Station
- Thai Ginger
- Hallowed Grounds Coffee

RETAIL/GROCERY

- Walgreens
- Family Dollar
- TD Bank
- Dollar Tree
- United Gas
- Caliber Collision
- Pennsauken Animal Hospital
- Save A Lot
- PNC Bank
- United States Postal Service
- Cherry Hill Mall
- Garden State Pavillion
- Pennsauken Skate Zone
- Hilton Garden Inn

INTERNAL PHOTOS

