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# FOR SALE



\*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.

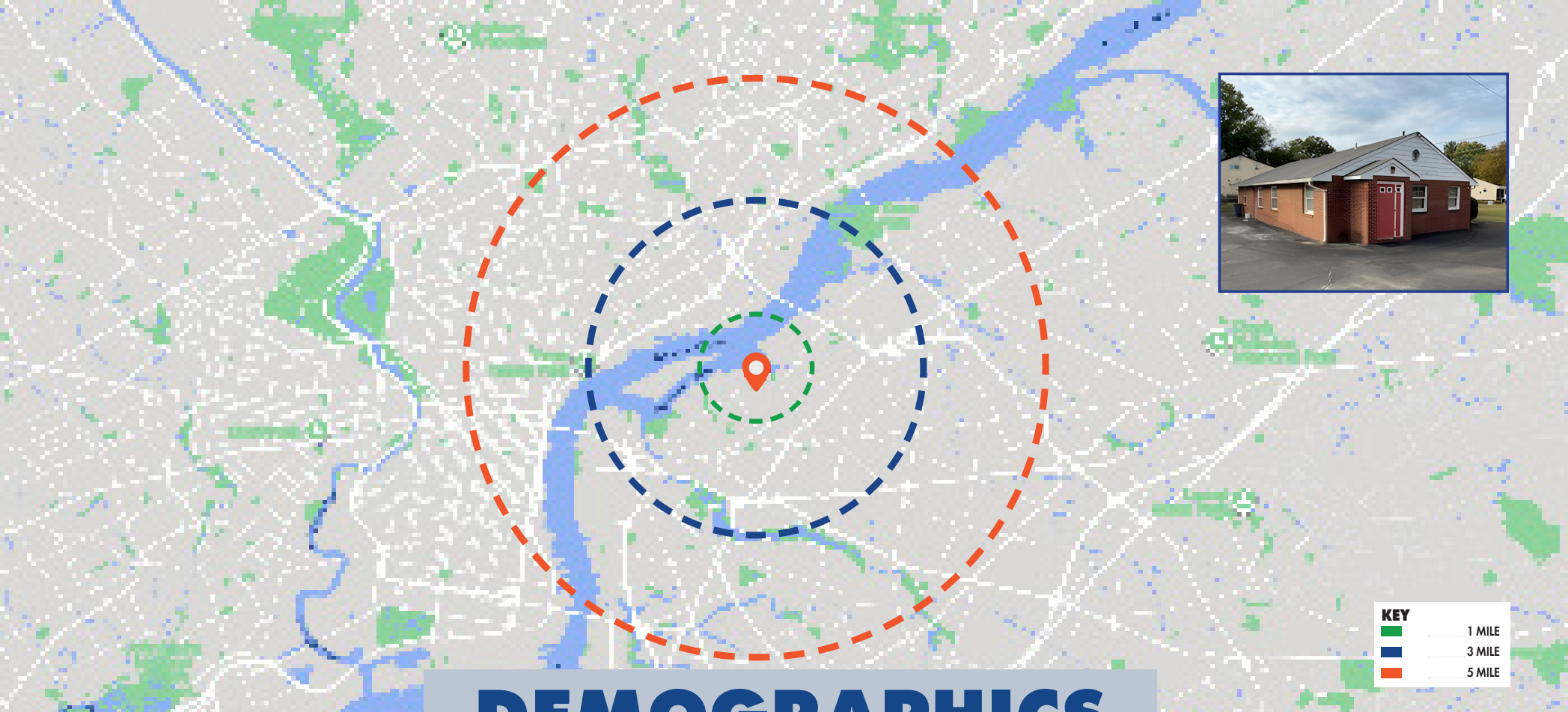


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# DEMOGRAPHICS

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

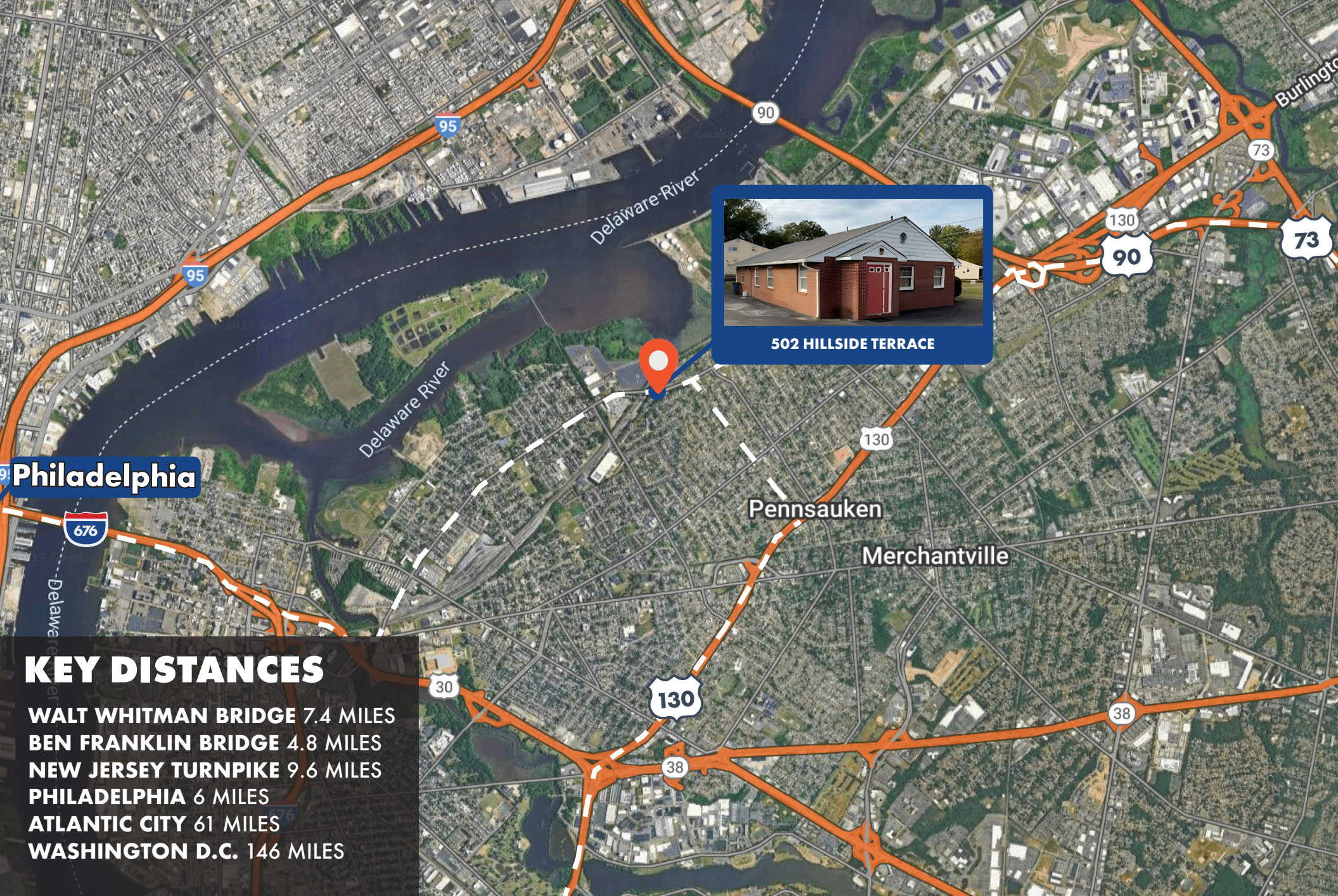
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$73,635	\$74,976	\$85,207
MEDIAN 2029	\$63,201	\$56,793	\$58,905



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502 HILLSIDE TERRACE

## 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



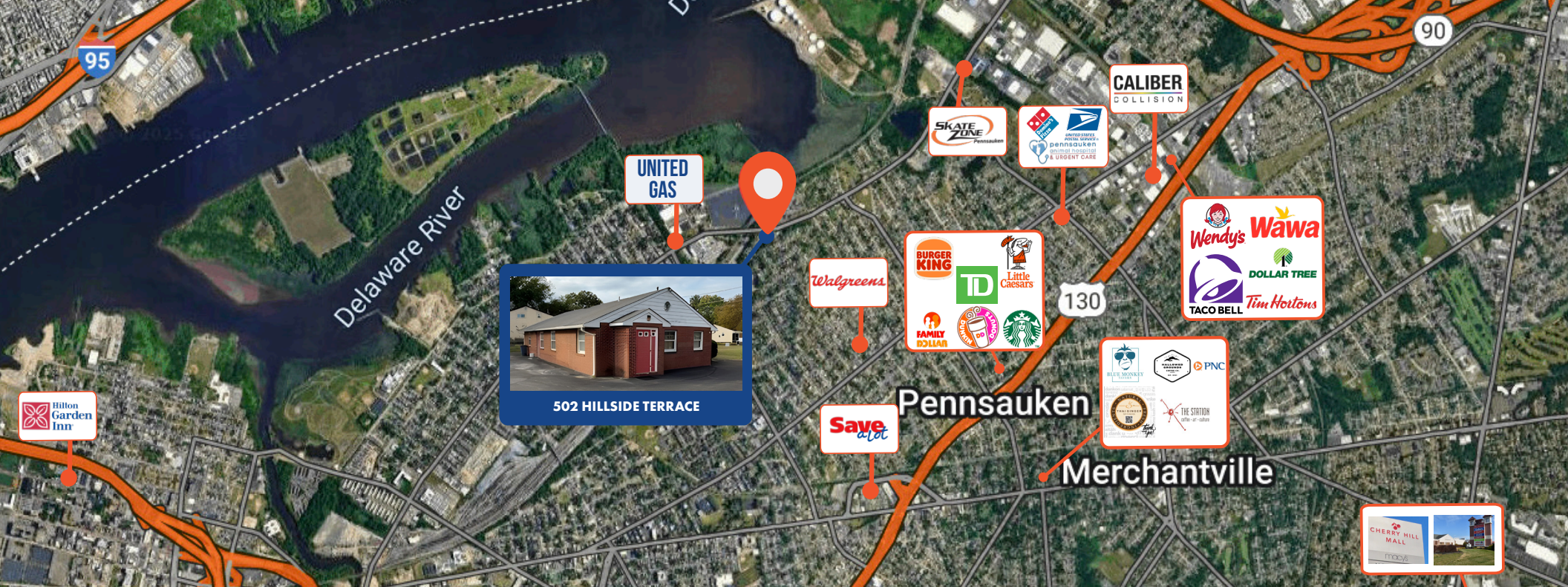
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# NEARBY AMENITIES

## 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



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# INTERNAL PHOTOS



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