

Mount Holly Marketplace | 305 Rancocas Road | Mount Holly, NJ 08060

EXCLUSIVE FOR SALE



PROPERTY DESCRIPTION

Mount Holly Marketplace is a 9,730 SF retail building.

PROPERTY HIGHLIGHTS

- **Seller financing available**
- **Upside in rents**
- 100% occupancy
- All tenants are NNN
- Minimal Landlord expenses
- High visibility location at the signalized intersection of Rancocas Road and Mt. Holly Avenue Bypass
- Located 30 miles from Philadelphia, the 6th largest city in the United States
- AADT: 32,080 vehicles per day

OFFERING SUMMARY

Sale Price:	\$2,895,000
Lot Size:	2.87 Acres
Block / Lot:	41.04 / 14.05
Building Size:	9,730 SF
Year Built:	2012
Parking:	38 spaces
Zoning:	B-2
NOI:	\$170,759.76

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	127	796	3,563
Total Population	342	1,941	9,591
Average HH Income	\$130,655	\$122,856	\$115,021



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