

SALE

1500 TILTON RD
1500 Tilton Rd Northfield, NJ 08225



OFFERING SUMMARY

Sale Price:	\$1,550,000
Building Size:	7,520 SF
Available SF:	
Lot Size:	26,473 SF
Number of Units:	1
Price / SF:	\$206.12
Cap Rate:	10.89%
NOI:	\$168,789
Zoning:	O-PB
Market:	Atlantic County
Submarket:	Northfield



PROPERTY OVERVIEW

Introducing a prime investment opportunity in Atlantic County, NJ. This impressive property boasts a 7,520 SF building with 1 unit, strategically zoned OP (Office Professional Space) to accommodate a range of Medical /professional office and office building needs. Currently at full capacity with 100% occupancy, this offering presents a compelling prospect for investors seeking a stable and lucrative asset. With a strong presence in the thriving Atlantic County area, this property exemplifies an attractive blend of size, location, and potential for sustained returns. Don't miss out on the chance to add this high-performing asset to your portfolio in a sought-after commercial real estate market.

PROPERTY HIGHLIGHTS

- 7,520 SF building
- 1 unit
- Zoned OP
- Prime Atlantic County location
- 100% occupancy
- Off Street Parking Lot

Matthew Bonomini

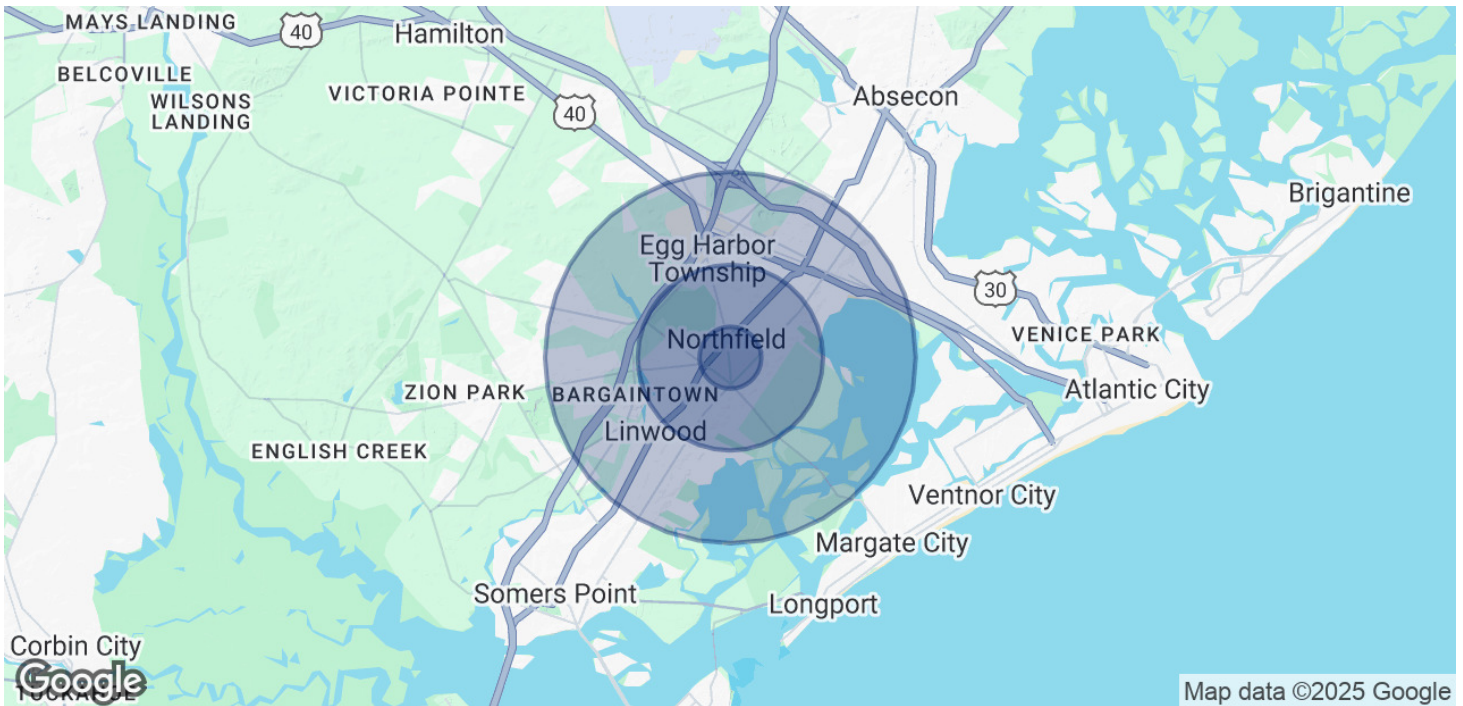
O: (609) 822-3700 | C: (631) 398-3519



**COLDWELL BANKER
COMMERCIAL**
ARGUS REAL ESTATE

SALE

1500 TILTON RD
1500 Tilton Rd Northfield, NJ 08225



POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	2,592	15,806	43,351
Average Age	43	43	41
Average Age (Male)	42	41	40
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	988	6,015	15,916
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$130,759	\$117,445	\$110,516
Average House Value	\$355,345	\$346,098	\$321,102

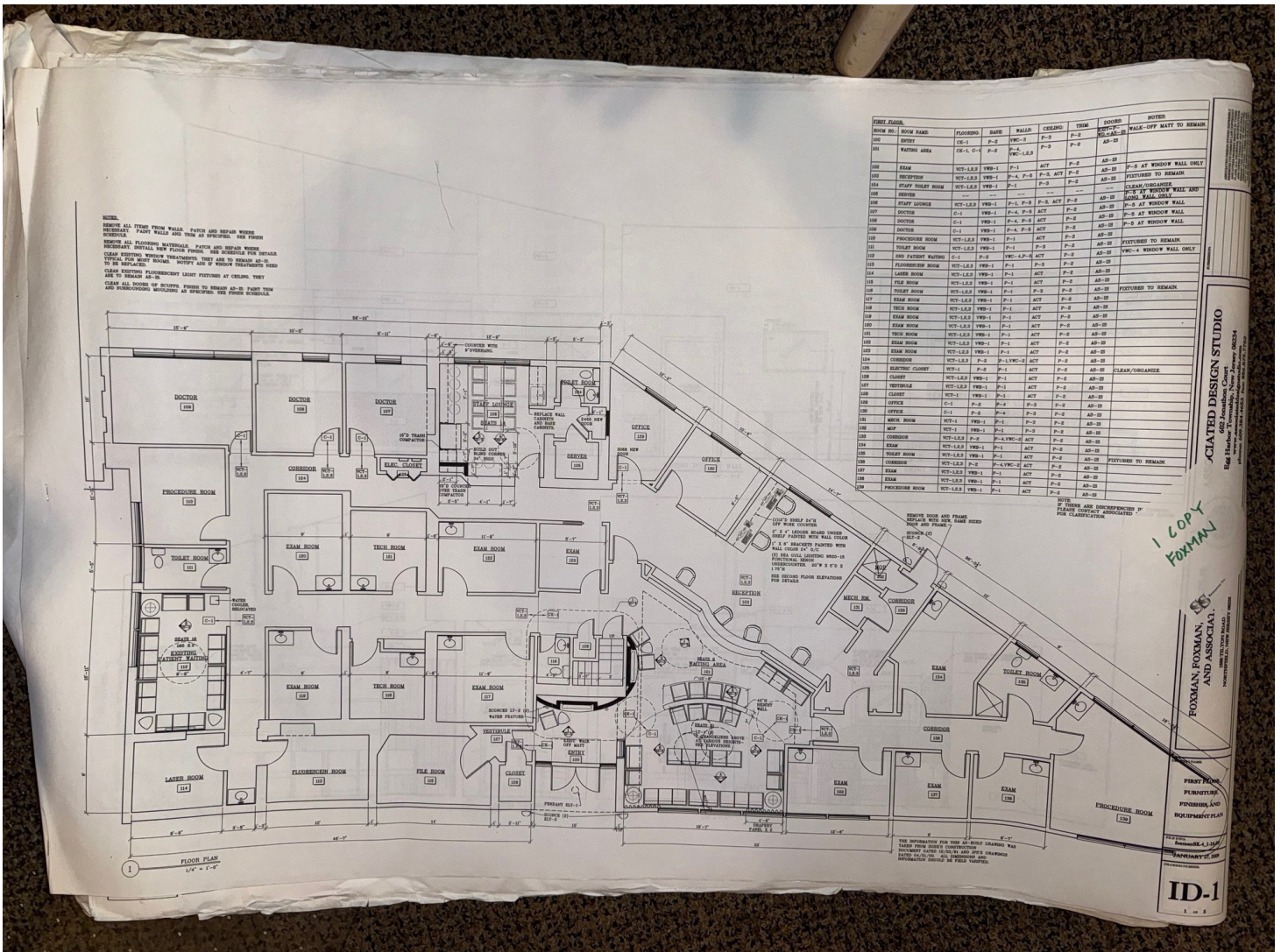
Demographics data derived from AlphaMap

Matthew Bonomini
O: (609) 822-3700 | C: (631) 398-3519



**COLDWELL BANKER
COMMERCIAL**
ARGUS REAL ESTATE

1500 TILTON RD
1500 Tilton Rd Northfield, NJ 08225



Matthew Bonomini
O: (609) 822-3700 | C: (631) 398-3519



COLDWELL BANKER
COMMERCIAL
ARGUS REAL ESTATE