

# 2740 ROUTE 42

Sicklerville, NJ 08081 (Washington Twp) | Gloucester County



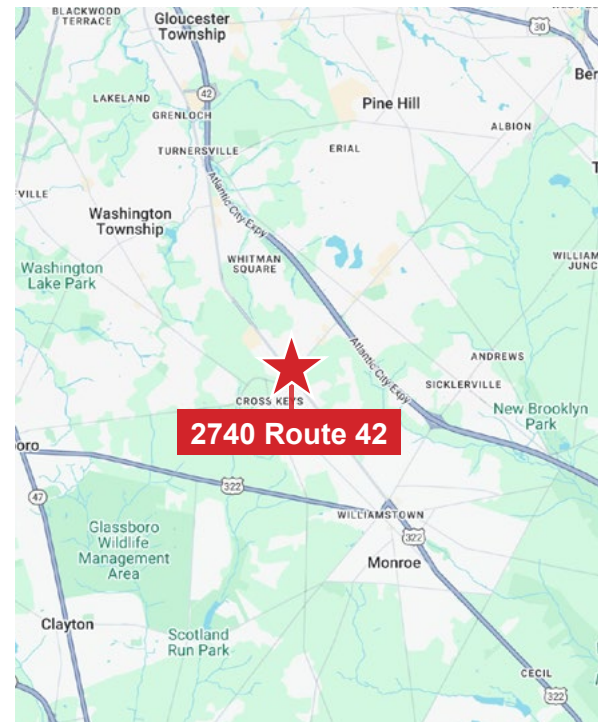
## RETAIL/COMMERCIAL BUILDING AVAILABLE FOR SALE \$1,200,000

### LOCATION

2740 Route 42  
Sicklerville, NJ 08081

### PROPERTY HIGHLIGHTS

- **Retail/Office Commercial Building: ±1.5 stories | ±6,301 SF**
- Lot Size: ±0.561 acres | Block 109, lots 13.02
- Property is 1/8 mile North of the Berlin - Cross Keys Road (by-pass) intersection
- Left turn direct deceleration lane access from Route 42 South
- Currently owner occupied so flexibility with delivery
- This location is positioned directly in front of a ±17 acre newly proposed retail/mixed-use development
- Nearby retailers at intersection: Sam's Club w/ fuel, Home Depot, Edge Fitness, Dick's Sporting Goods, Petco, Old Navy and more
- Highway Commercial (HC) zoning
- Taxes 2024 est. \$19,197.81



### PLEASE CONTACT:

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Demographic Overview	1 Mile	3 Miles	5 Miles
2024 Population	6,537	60,919	143,707
2024 Total Households	2,537	22,651	52,423
2024 Median Household Income	\$87,757	\$103,395	\$101,379

Demographic Source: Applied Geographic Solutions. 2024 Estimates.

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