



FOR
SALE

Emily Stein

Managing Director

& Director of Healthcare Services

856.797.1919 x110 | 609.457.9816

Emily.Stein@VantageRES.com

Vince Ceroli

Sr. Advisor

856.797.1919 x120 | 856.261.3000

Vince.Ceroli@VantageRES.com

856.797.1919
VantageRES.com

1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003



HIGHLY VISIBLE COMMERCIAL LAND

165 ROUTE 73 N, WEST BERLIN, NJ 08091



OFFERING SUMMARY

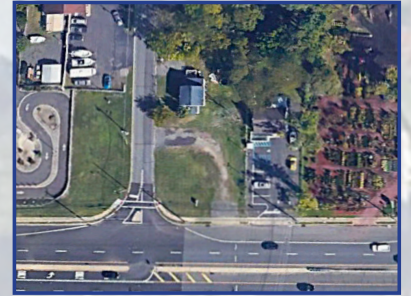
Asking Sale Price: \$125,000

Acreage Available: +/- .23 Acres

Zoning: C-1

Taxes: \$3,325.14/year

Traffic Count: 39,042 VPD



PROPERTY HIGHLIGHTS

- + Located on one of South Jersey's busiest corridors, this site offers excellent exposure to a steady flow of commuters, shoppers, and visitors. The high traffic volume ensures maximum visibility and access for your business
- + The C1 zoning designation allows for a diverse range of uses, including retail, office, professional services, and more
- + Surrounded by a mix of retail centers, professional offices, and service businesses, this location is an established area. Located directly across from Home Depot, Shoprite and other major retailers

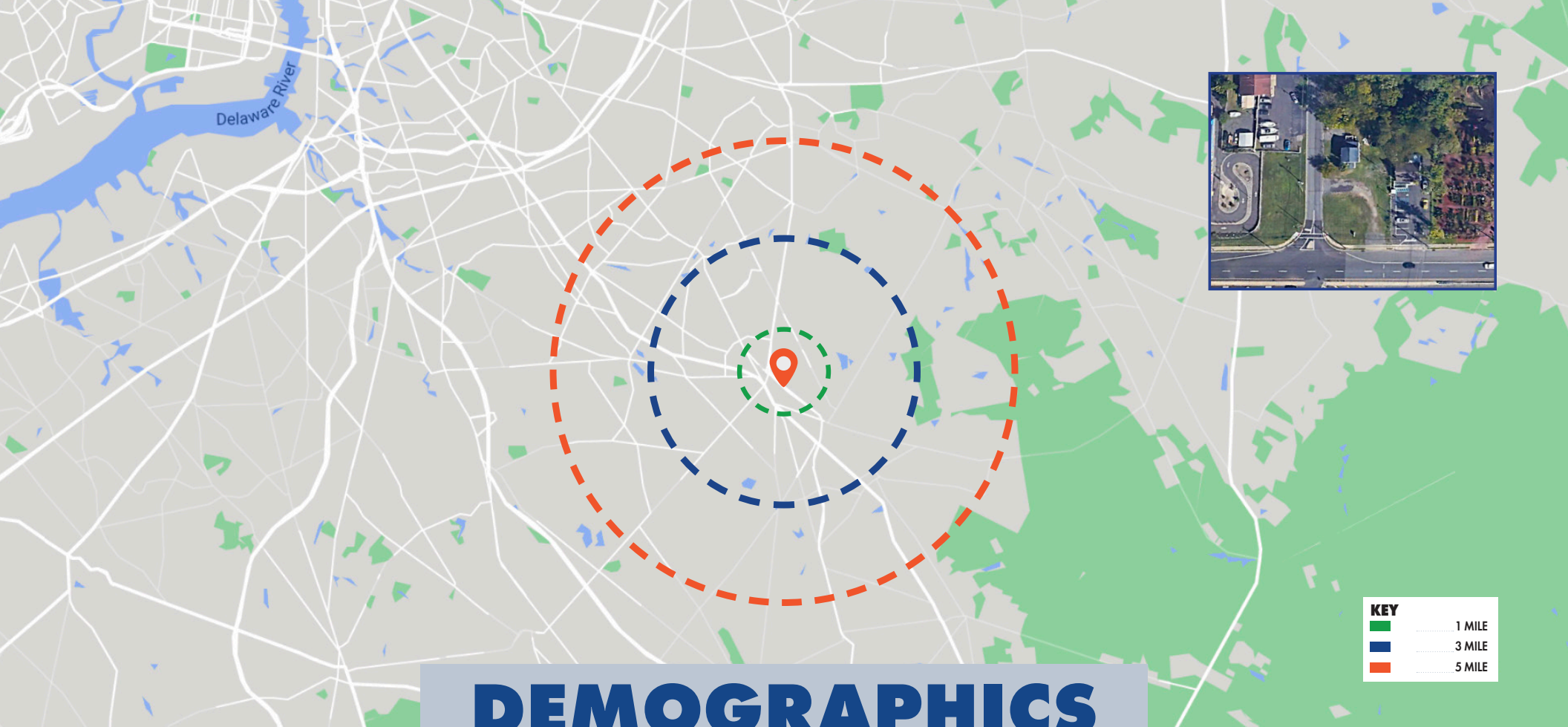


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KEY

■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	7,240	41,937	134,853
PROJECTED 2028	7,271	42,023	134,885

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,818	15,865	52,709
PROJECTED 2028	2,832	15,904	52,727

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$107,567	\$110,823	\$110,994
MEDIAN INCOME	\$93,749	\$84,709	\$86,056

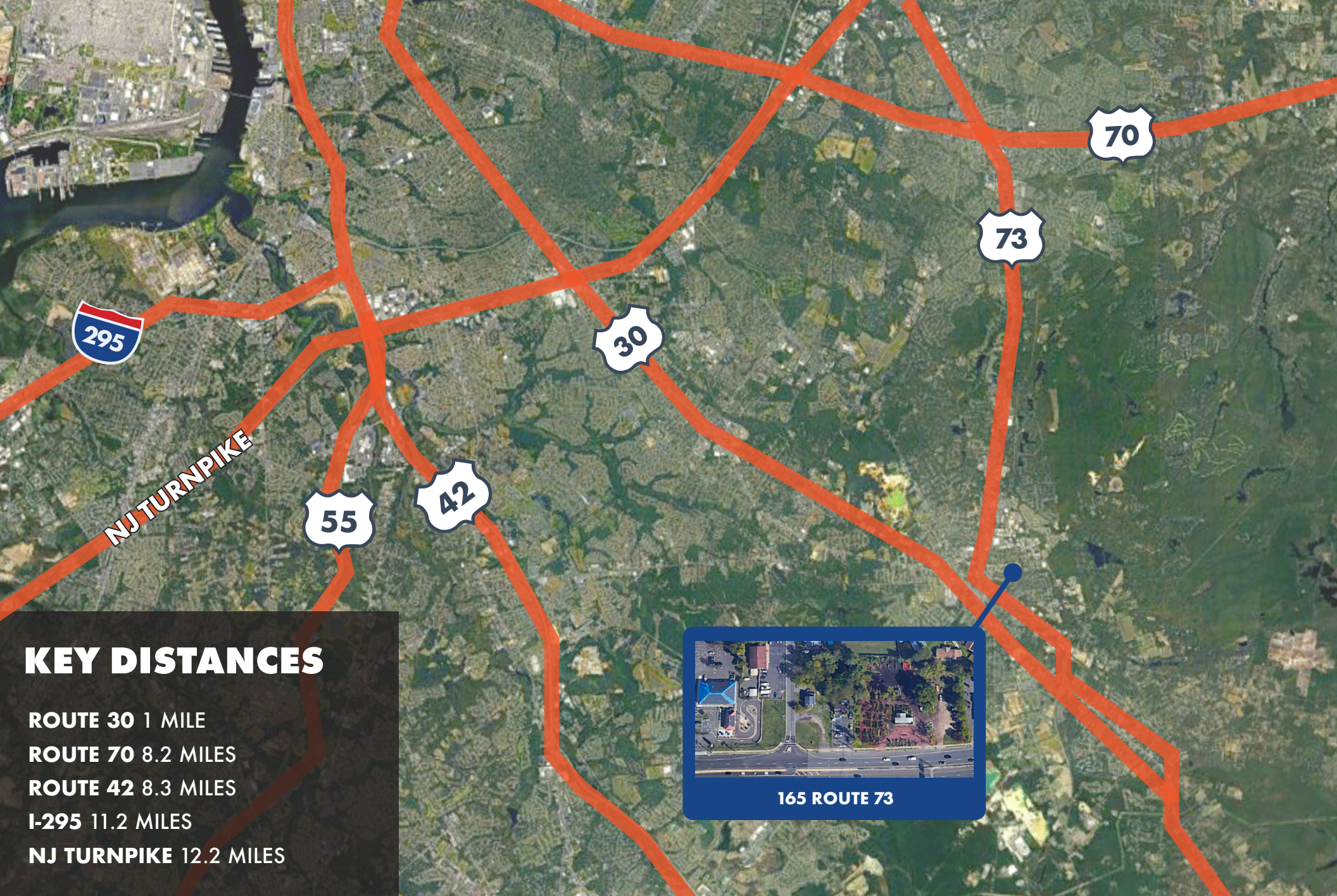


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KEY DISTANCES

- ROUTE 30 1 MILE
- ROUTE 70 8.2 MILES
- ROUTE 42 8.3 MILES
- I-295 11.2 MILES
- NJ TURNPIKE 12.2 MILES



165 ROUTE 73



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NEARBY AMENITIES

DINING

- Chick Fil A
- Dunkin
- IHop
- Mcdonalds
- Osaka Japanese
- Popeyes
- Taco Bell
- The Fat Tomato
- Victory Bar & Grill
- Roma Pizza

RETAIL/GROCERY

- Auto Lenders
- Berlin Farmers Market
- Berlin Food Mart
- Billows Electric Supply
- C&J Florist
- Canals
- Diggerland USA
- Big Kahunas Water Park
- Dollar Tree
- GameStop
- Hair Cuttery
- Kohls
- Marshalls
- Planet Fitness
- Shoprite
- The Home Depot
- Walmart
- Wawa



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