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



**NEWLY RENOVATED BUILDING**  
**2208 ATCO AVENUE, ATCO, NJ 08004**

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# OFFERING SUMMARY

**Asking Sale Price: \$1,199,900**

**Asking Lease Rate: \$11/SF NNN**

**Size Available: +/- 8,500 USF**

**Zoning: TC Town Commercial**

**Parking: Abundant**

**Signage: Facade**

**Taxes: \$12,313**

Ample Amount  
of Outdoor Seating



## PROPERTY HIGHLIGHTS

- + Prime location situated on Atco Avenue, this building benefits from high visibility and easy access. The property includes ample parking, ensuring a convenient experience for visitors and staff alike
- + This unique property, a former firehouse, has been completely renovated to blend historic charm with modern amenities. The building features spacious, open interiors, high ceilings, and original architectural details, providing a one-of-a-kind setting
- + Recent renovations include updated plumbing, electrical, HVAC systems, and a fresh, contemporary design throughout. The property offers flexible space ideal for a variety of uses, from commercial conversions, and includes ample parking. With its distinctive character and prime location, this property is ready for its next chapter
- + New adjacent cafe "Off The Tracks" open



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## DEMOGRAPHICS

### POPULATION

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	5,915	24,642	55,958
PROJECTED 2028	6,123	25,666	58,005

### HOUSEHOLDS

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,091	8,659	19,454
PROJECTED 2028	2,166	9,032	20,196

### INCOME

MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$120,378	\$116,408	\$128,149
MEDIAN INCOME	\$96,946	\$95,167	\$102,067



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## NEARBY AMENITIES

### DINING

- Amalthea Cellars Farm Winery
- Dunkin
- Filomena
- Garzianos Ristoranti
- King of Pizza
- La Frontera Mexican
- Marias Mexican
- New Berlin Diner
- Off the Tracks Cafe
- Ollies Gators Pub
- Palace Diner
- Pancheros
- Racks Pub & Grill
- Victory Bar & Grill
- Whims Brewing
- Zitos Tavern

### RETAIL/GROCERY

- Berlin Farmers Market
- Dollar General
- Home Depot
- Palladinos Market
- Public Storage
- Rite Aid
- South Jersey Glass & Door
- Tractor Supply Co
- Travelers Lodge & Suites
- Walmart
- Wawa