

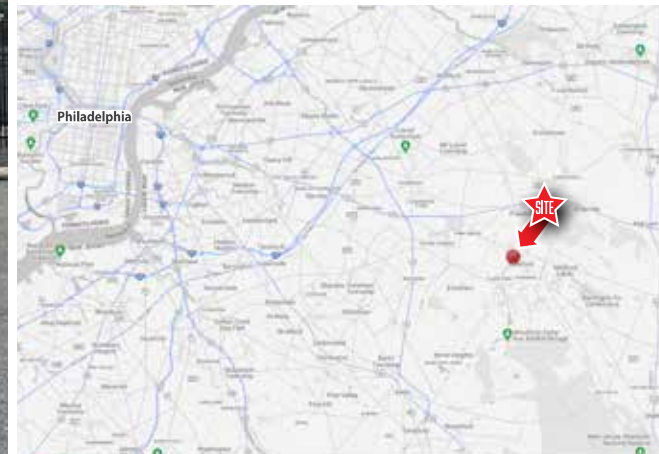
# +/- 7,000 SF RETAIL BLDG WITH DUAL ROAD ACCESS | FOR SALE

101 Taunton Road | Medford, NJ 08055 | Burlington County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



## FOR SALE | Tuckerton Rd and Taunton Blvd

**5,600 SF**  
Ground Floor

**.66 ACRE**  
Parcel Size

**IMMEDIATE**  
Availability

**\$750,000**  
Sale Price

### PROPERTY INFORMATION

- Highly visible Retail Building located just off the corner of and with dual Rd. access from Taunton and Tuckerton Rds.
- Convenient access from surrounding Medford, Marlton, Evesham Twp., Medford Lakes, Shamong & Tabernacle neighborhoods
- Zoned CC-Community Commercial. Also in Medford Township Redevelopment Zone
- 2023 Real Estate Taxes: \$16,590/SF (\$2.97 sf)

Demographics	1 Mile	3 Miles	5 Miles
Population	4,713	35,130	83,799
Average HH Income	\$213,995	\$184,533	\$196,876
Total Businesses	100	1,208	2,980
Number of Employees	471	10,486	39,553
Traffic Counts	Tuckerton Road: 11,507 VPD Taunton Blvd.: 14,644 VPD		

\*Data Source: Sites USA REGIS™ 2023

AGENTS/  
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LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 030424

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**SITE AERIAL**



**Wawa**

**Easement**

**Amera**

**.66 AC**

**Taunton Rd 14,644 VPD**

**Tucker Rd 11,507 VPD**

**Taunton Blvd**

**EXXON**

246 ft

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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	4,713	35,130	83,799
Projected Population (2028)	4,534	34,416	85,597
Projected Annual Growth (2023 to 2028)	-0.8%	-0.4%	0.4%

### Daytime Population

Total Businesses (2023)	100	1,208	2,678
Number of Employees (2023)	471	10,486	28,167

### Income

Average HH Income (Est. 2023)	\$213,995	\$184,533	\$196,876
Median HH Income (2023)	\$161,840	\$142,223	\$146,014

### Households & Growth

Households	1,706	13,661	31,921
Projected HH (2028)	1,631	13,326	32,479
HH Growth with Children (2023 to 2028)	47.4%	42.0%	39.8%

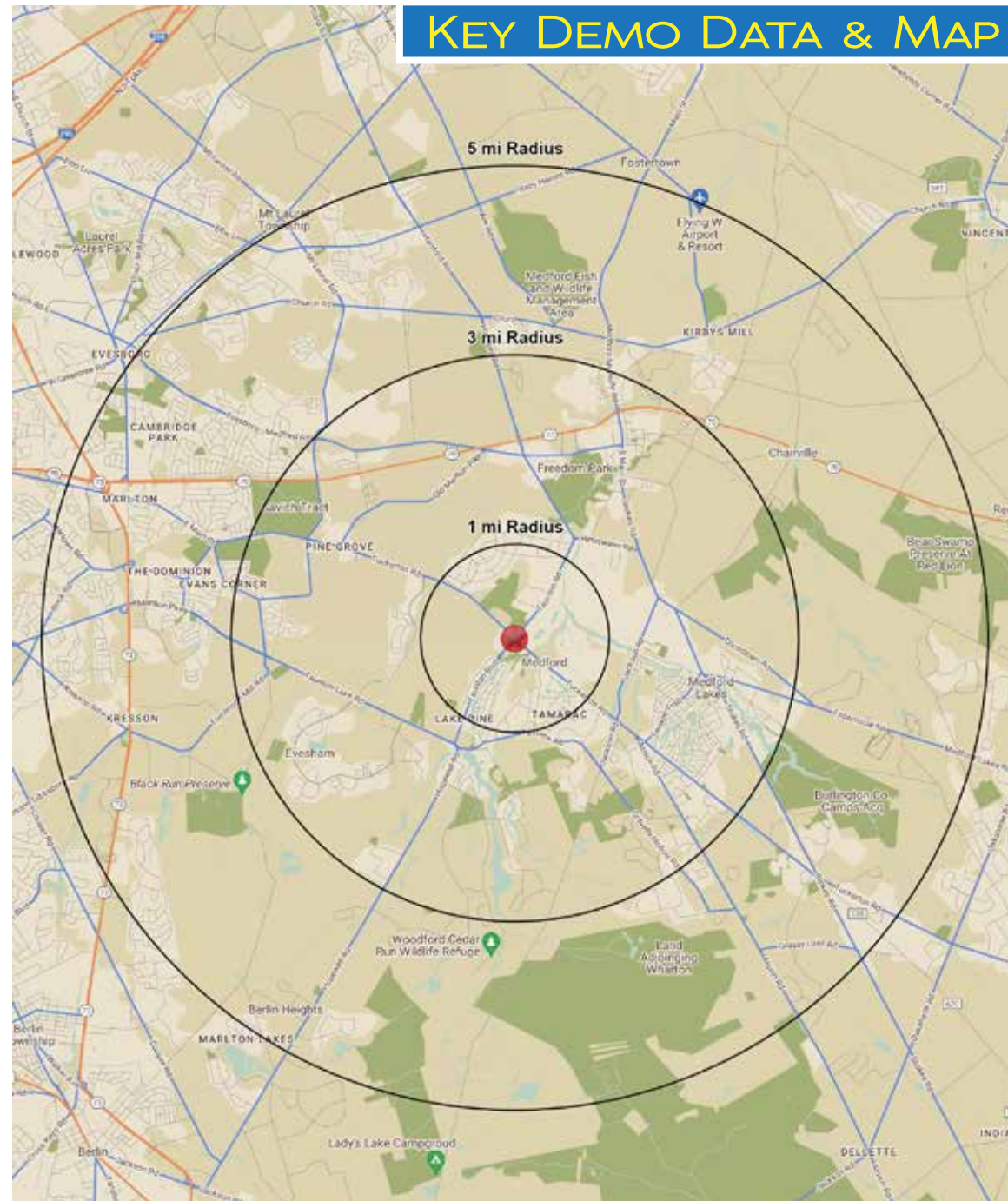
### Education

High School Graduate	14.5%	15.4%	18.0%
Some College	14.8%	15.3%	14.5%
Bachelor Degree	39.2%	39.0%	36.1%
Graduate	21.0%	20.3%	21.3%

Traffic Counts: Tuckerton Road: 11,507 VPD • Taunton Blvd.: 14,644 VPD

Data Source: Sites USA REGIS™ 2024

## KEY DEMO DATA & MAP



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**SITE PHOTOS**



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