

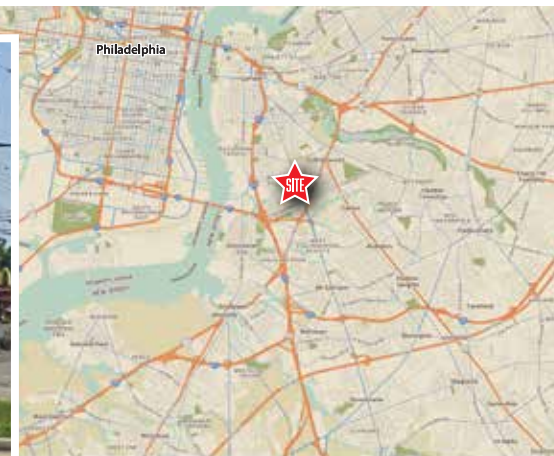
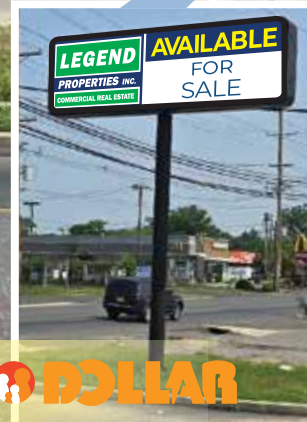
7,400SF FREESTANDING RETAIL BUILDING | FOR SALE

2643 Mt. Ephraim Avenue | Camden, NJ 08104 | Camden County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



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PROPERTY INFORMATION

- 7,400sf Freestanding Retail Building along main commercial corridor of Mt Ephraim Ave. with Strong Traffic Counts in excess of 9,440 VPD
- Excellent visibility and access with Approx. 29 Off Street Parking Spaces and Bus Routes along Mt Ephraim Ave.
- Zoned C-3 in Densley populated trade area of Camden county
- Ideal location for Retail, Automotive, Medical/Dental Uses, Daycare, Education, Food Market

Demographics	1 Mile	3 Miles	5 Miles
Population	25,964	162,419	560,516
Average HH Income	\$72,634	\$95,620	\$126,382
Total Businesses	495	5,101	29,689
Number of Employees	4,877	57,135	341,667

Traffic Counts Mt. Ephraim Ave: +9,440 VPD • Crescent Blvd.: 52,652 VPD
 Data Source: Sites USA REGIS™ 2025 Rt. 676.: 72,844 VPD • Rt. 76:73,436 VPD

7,400 SF
Ground Floor

0.69 ACRE
Parcel Size

IMMEDIATE
Availability

\$1,250,000
Sale Price

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203
 PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL



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RETAIL AERIAL



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.

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	25,964	162,419	560,516
Projected Population (2030)	25,772	162,036	567,206
Projected Annual Growth (2025 to 2030)	-0.1%	0.1%	0.2%

Households & Growth

Households (2025)	10,100	62,925	246,758
Projected HH (2030)	10,171	63,643	251,800
HH Growth with Children (2025 to 2030)	38.5%	33.3%	23.5%

Income

Average HH Income (Est. 2025)	\$72,634	\$95,620	\$126,382
Median HH Income (2025)	\$58,162	\$76,497	\$89,669

Daytime Population

Total Businesses (2025)	495	5,101	29,689
Number of Employees (2025)	4,877	57,135	341,667

Education

High School Graduate	33.9%	31.0%	23.6%
Some College	20.6%	17.8%	13.7%
Bachelor Degree	13.4%	18.2%	26.0%
Graduate	7.3%	11.6%	20.5%

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Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP

