



**856.797.1919**  
**www.VantageRES.com**  
1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

**+/- 4,300 SF LIGHT INDUSTRIAL BUILDING ON +/- 4.6 AC FOR SALE**

**1361A MONMOUTH ROAD**

**📍 MOUNT HOLLY, NJ 08060**

**Ken Richardson**  
Executive Director

856.797.1919 x108  
609.346.0512  
Ken.Richardson@VantageRES.com

**Leor Hemo**  
President & Chief Executive

856.797.1919 x100  
215.514.1750  
Leor.Hemo@VantageRES.com



# OFFERING SUMMARY



## SF AVAILABLE

+/- 4,300 SF industrial building  
Two out buildings



## SALE PRICE

\$2,200,000



## ACREAGE AVAILABLE

+/- 4.6 AC



## PARKING

25 - 35 spaces

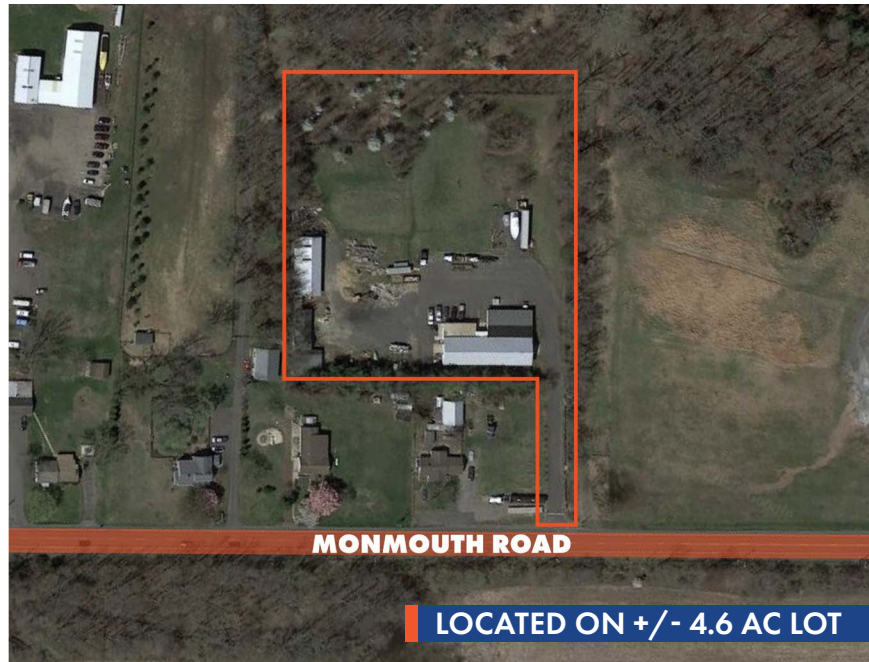


## SIGNAGE

Monument signage



OPERATING CONSTRUCTION COMPANY



# AREA HIGHLIGHTS

- ✓ Existing construction company currently in operations - industrial zoned property with possible future development
- ✓ +/- 4.6 AC lot located on major roadway with the adjacent +/- 15 AC parcel also available
- ✓ Great location for a large construction company with large lay down yard. Abundant storage within the +/- 4,300 SF building and two outer buildings



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	1,737	25,606	48,802
2027 POPULATION PROJECTION	1,756	25,606	49,050
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	635	9,630	18,263
2027 HOUSEHOLD PROJECTION	643	9,753	18,371
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$123,305	\$98,831	\$109,004
MEDIAN HOUSEHOLD INCOME	\$103,977	\$79,897	\$87,908

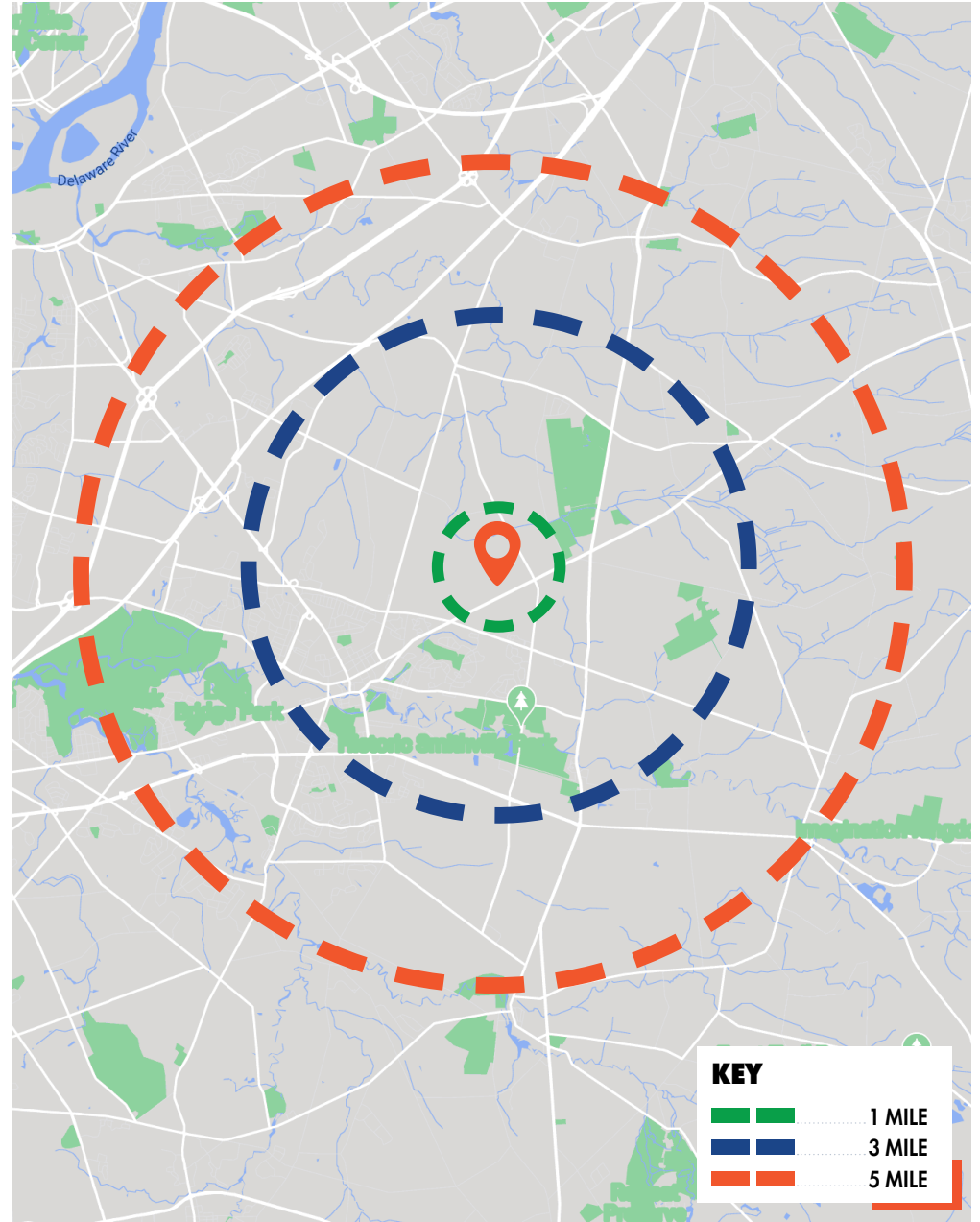
# KEY DISTANCES

**ROUTE 206**  
1.3 MILES

**ROUTE 38**  
3.4 MILES

**I-295**  
8 MILES

**NJ TURNPIKE**  
12.2 MILES

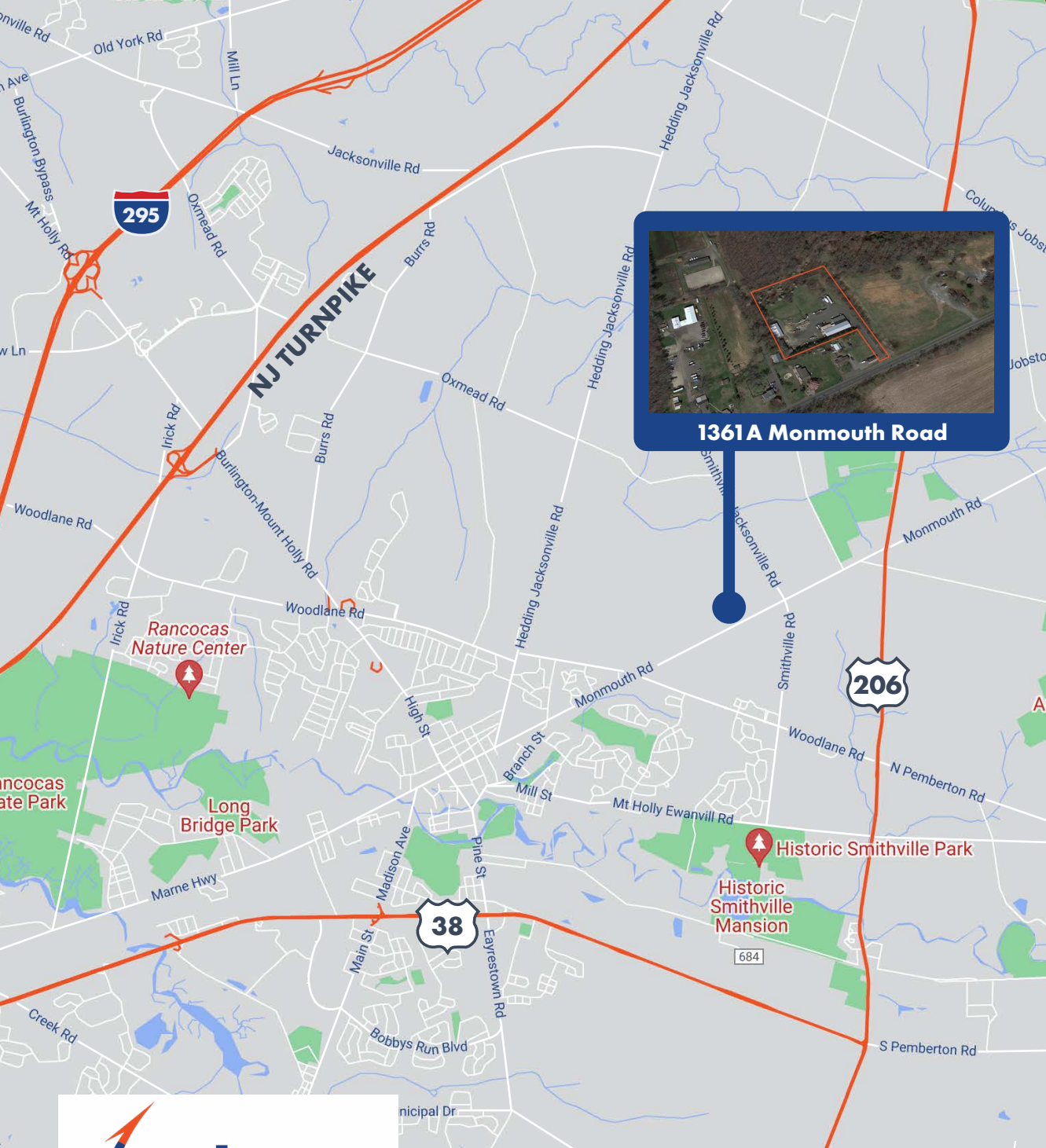


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## NEARBY AMENITIES

### DINING

- Bagel Express Food Mart
- Boston Market
- Burger King
- Colonial Café
- Donkey's Place Downtown
- Dunkin'
- Fairground Plaza - Sal's Pizza
- John And Molly's
- Kitchen87
- O'Connor's American
- Bar & Grille
- Ott's Downtown Pub & Grille
- Pandora Diner
- Pizza Barn
- Russo's Pub & Italian
- Taco Bell
- The Cobbler Shop
- The Olde World Bakery & Café
- Village Idiot Brewing Company
- Wawa

### RETAIL

- 7-Eleven
- Barney's Kennels and Grooming
- Blue Sea Watches
- Center State Antiques
- Dollar General
- Elaine Guzman Cards and Gifts
- Fairground Plaza
  - Acme
  - Cork 'N Bottle
  - Dollar Tree
  - Staples
- J & L Amish Depot
- Mulch and Stone World
- Nova Industrial Arts
- Specialties Electronics
- Stevenson Supply
- The Corn Stop Farm Market



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