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1873 Marlton Pike, East, Suite 1C  
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**FOR  
SALE**



**MIXED-USE PROPERTY FOR SALE**  
**208 PHILADELPHIA AVENUE, EGG HARBOR CITY, NJ 08215**



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# OFFERING SUMMARY

## Property Includes:

1 Retail Space

2 Apartments: (2) 2 Bedrooms

**Asking Sale Price: \$499,000**

**Size Available: +/- 8,268 SF**

**Signage: Facade**

**Parking: Ample Street Parking**

**Zoning: R-C**



## PROPERTY HIGHLIGHTS

+ Prime Mixed-Use property strategically situated in the center of Egg Harbor City, this property offers exceptional visibility and ample street parking for both customers and tenants, enhancing convenience and accessibility. Within walking distance, you'll find a wide range of amenities including restaurants, shops, banks, — making this an attractive destination for both commercial and residential tenants

+ This income producing property is comprised of a versatile ground-floor retail space and two spacious, well-maintained two-bedroom apartments on the upper level. Both apartments are currently leased providing a stable income stream with future upside potential. This turnkey investment offers an excellent opportunity for an owner-user, investor, or small business seeking supplemental rental income

+ Excellent conveniently and access to White Horse Pike (Route 30) and just minutes from the Atlantic City Expressway, this location offers seamless connectivity to surrounding markets including Atlantic City, Hammonton, and the greater South Jersey region. Its proximity to transportation routes makes it an ideal location for both business and living



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# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	4,520	7,316	15,075
PROJECTED 2028	4,419	7,154	14,779

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	1,749	2,819	5,814
PROJECTED 2028	1,699	2,739	5,667

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$66,104	\$76,466	\$87,215
MEDIAN INCOME	\$61,270	\$65,790	\$73,188



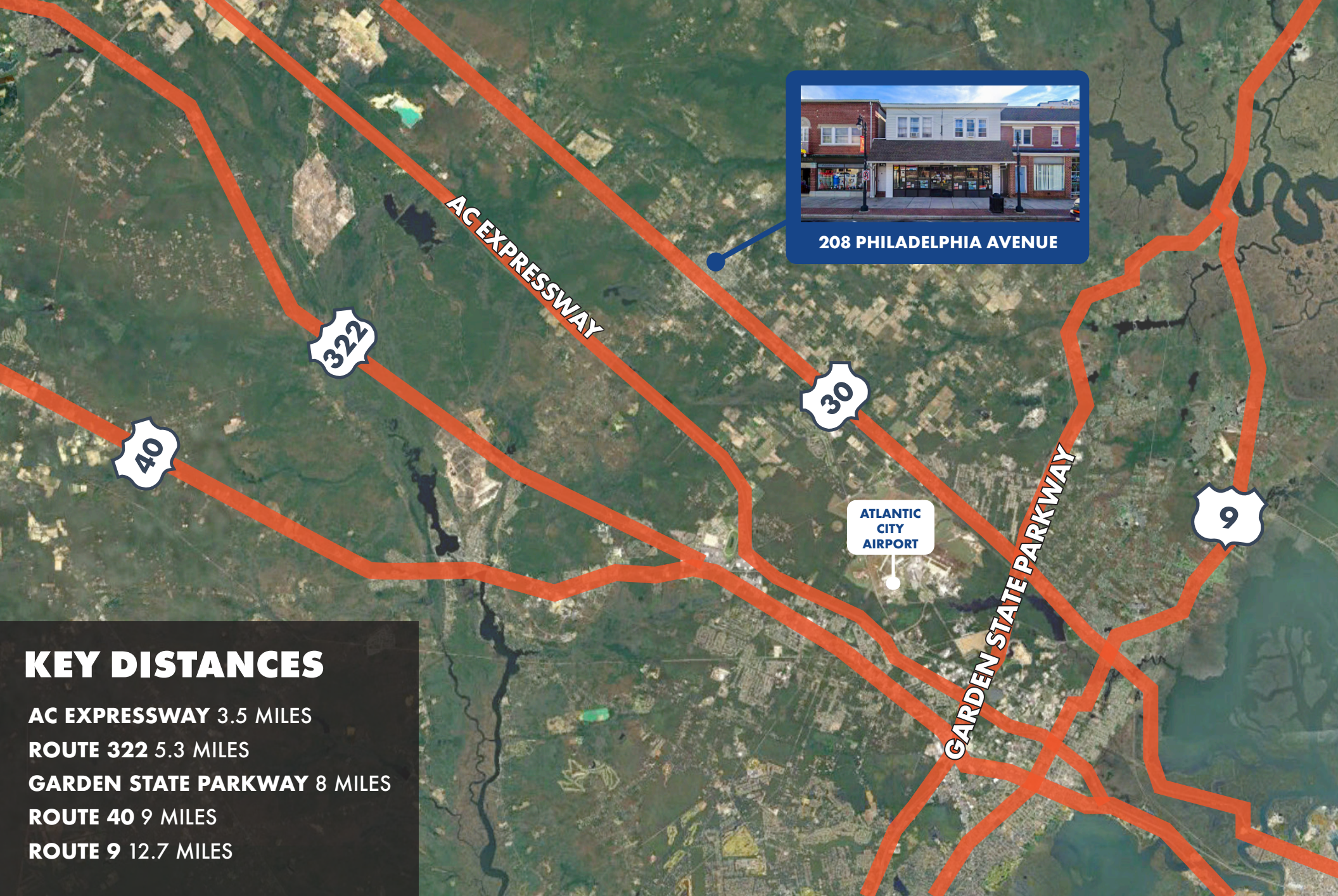
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208 PHILADELPHIA AVENUE

## KEY DISTANCES

AC EXPRESSWAY 3.5 MILES

ROUTE 322 5.3 MILES

GARDEN STATE PARKWAY 8 MILES

ROUTE 40 9 MILES

ROUTE 9 12.7 MILES



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## NEARBY AMENITIES

### DINING

- Bulldogs Bar & Grill
- Chick Fil A
- Crossroads Bar & Grill
- Firehouse Bar & Grill
- Hammerbacher
- Longhorn Steakhouse
- McDonalds
- Olive Garden
- Slice of Naples Pizza
- South End Pizza IV

### RETAIL/GROCERY

- ACME
- Baglianis Market
- Best Buy
- Dollar General
- Elwood Antiques
- Hammonton Mall
- HomeGoods
- Incolloginos Family Market
- Jimmies Florist
- NAPA Auto Parts
- Pepes
- Pinelands Golf Club
- Renault Winery
- Shoprite
- Sunoco
- Target
- The Home Depot
- Trio Tavern
- Walgreens
- Wawa



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