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



COMMERCIAL BUILDING FOR SALE
531 MULLICA HILL ROAD, MULLICA HILL, NJ 08062



PROPERTY SUMMARY

Asking Sale Price: \$429,000

SF Available: +/- 2,564 SF

Signage: Facade & Monument

Parking: +/- 11 Spaces

Zoning: C1

Taxes: \$10,423



PROPERTY HIGHLIGHTS

+ This free standing office/retail building is +/- 2,564 SF situated on +/- .5 Acres. Situated directly on Mullica Hill Road, the signage on the building will gain high visibility for your company. This is a well maintained option for your business or shop

+ Mullica Hill is easily accessible via Route 55, which provides a direct connection to I-295 and I-95. This makes it convenient for travel to Philadelphia (about 30 minutes away) and other major cities in the region. The town's proximity to these highways offers quick access to Atlantic City, Camden, and South Jersey areas

+ Mullica Hill, NJ, is a historic small town with colonial architecture, local shops, and family-friendly restaurants. It offers scenic countryside and outdoor recreation, making it popular for nature lovers. The town combines a peaceful suburban lifestyle with easy access to nearby cities



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POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,307	33,787	86,377
PROJECTED 2029	1,349	34,912	89,347

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	382	11,024	29,987
PROJECTED 2029	395	11,438	31,072

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$213,622	\$123,275	\$132,345
MEDIAN INCOME	\$209,950	\$100,009	\$105,548



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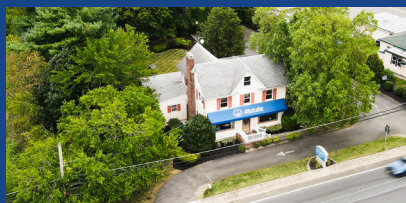
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NJ TURNPIKE

45

55

322



531 MULICA HILL ROAD

47

KEY DISTANCES

ROUTE 55 1 MILE

ROUTE 45 3.6 MILES

ROUTE 47 3.7 MILES

NJ TURNPIKE 7.7 MILES



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NEARBY AMENITIES

DINING

- Amici
- Blueplate
- Bogeys
- Dunkin
- Italian Affair
- Marinos
- Mcdonalds
- Naples at the Warehouse
- Raising Canes
- Regina Gelato & Espresso Bar
- Taco Bell
- Tropical Smoothie
- William Heritage Winery

RETAIL/GROCERY

- 332 BBQ & Butcher
- 5 O'Clock Wine & Spirits
- 7-Eleven
- ALDI
- CVS Pharmacy
- Five Below
- Inspira Medical Center
- LA Fitness
- Pep Boys
- Running Co
- Shoprite
- Urban House Salon
- Warrens Hardware
- Wawa



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