

Leor Hemo President & Chief Executive 856.797.1919 x100 | 215.514.1750 Leor.Hemo@VantageRES.com

Emily Stein Managing Director & Director of Healthcare Services 856.797.1919 x 110 | 609.457.9816 Emily.Stein@VantageRES.com

Ben Nechemia Sales Associate 856.797.1919 | 856.279.2419

Ben.Nechemia@VantageRES.com

856.797.1919 VantageRES.com

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



FREE-STANDING RETAIL/INDUSTRIAL BUILDING 324-332 SOUTH BURNT MILL ROAD, VOORHEES, NJ 08043



DISCLAIMER: The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

PROPERTY SUMMARY

Asking Lease Rate: \$12/SF NNN (NNN = \$4/SF)Asking Sale Price: \$3,200,000SF Available: +/- 19,460 SFAC Available: +/- 1.48 ACSignage: Pylon & FacadeElectrical Power:1200 AMP8 200 AMP Panels120/208 Volts120/208 Volts+ +/- 19,4heavily travisibility, inCamden CZoning: B- BusinessTraffic Count: +/- 14,358 VPDTaxes: \$57,681.96 (Both Properties)



PROPERTY HIGHLIGHTS

+ Adjacent +/- 1.48 AC parcel can be used for parking, possible development, etc.

+ +/- 19,460 SF of free-standing retail/industrial/office space along heavily trafficked Burnt Mill Road, this unique property offers exceptional visibility, including +/- 163' of street frontage in the heart of Voorhees, Camden County

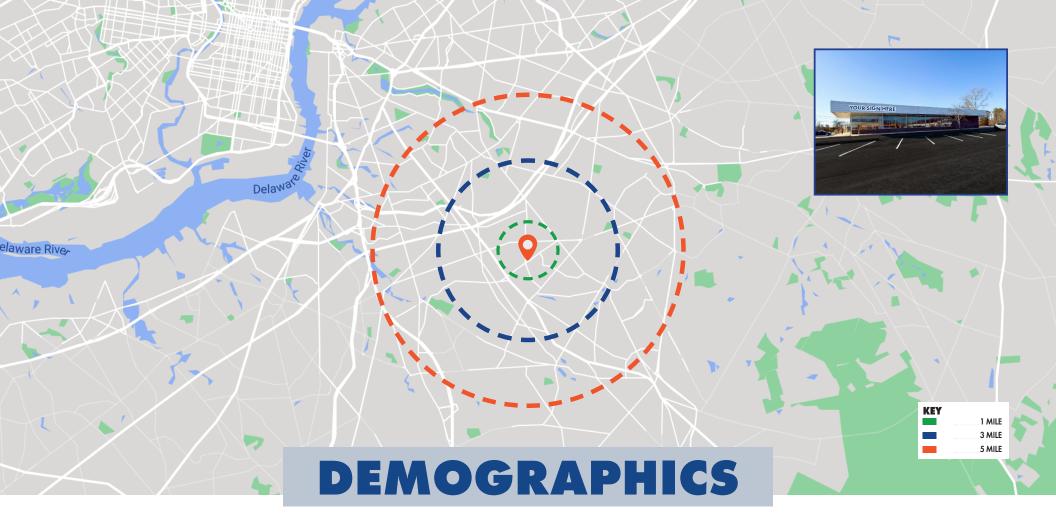
+ Strategically positioned in Voorhees, adjacent to Somerdale, Magnolia and Startford, the building is conveniently located near major Camden County roads including Somerdale, Evesham, White Horse Roads, and the White Horse Pike. Nearby highways include I-295 and the NJ Turnpike

+ Nearby amenities include Sweet Eats Bakery, Voorhees Town Center, Wawa, and The Legacy Club Golf Course & Country Club



FOR SALE OR LEASE 324-332 SOUTH BURNT MILL ROAD, VOORHEES, NJ 08043

856.797.1919 VantageRES.com



POPULATION				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE 2023	15,070	91,867	252,811	
PROJECTED 2028	15,087	91,483	251,819	

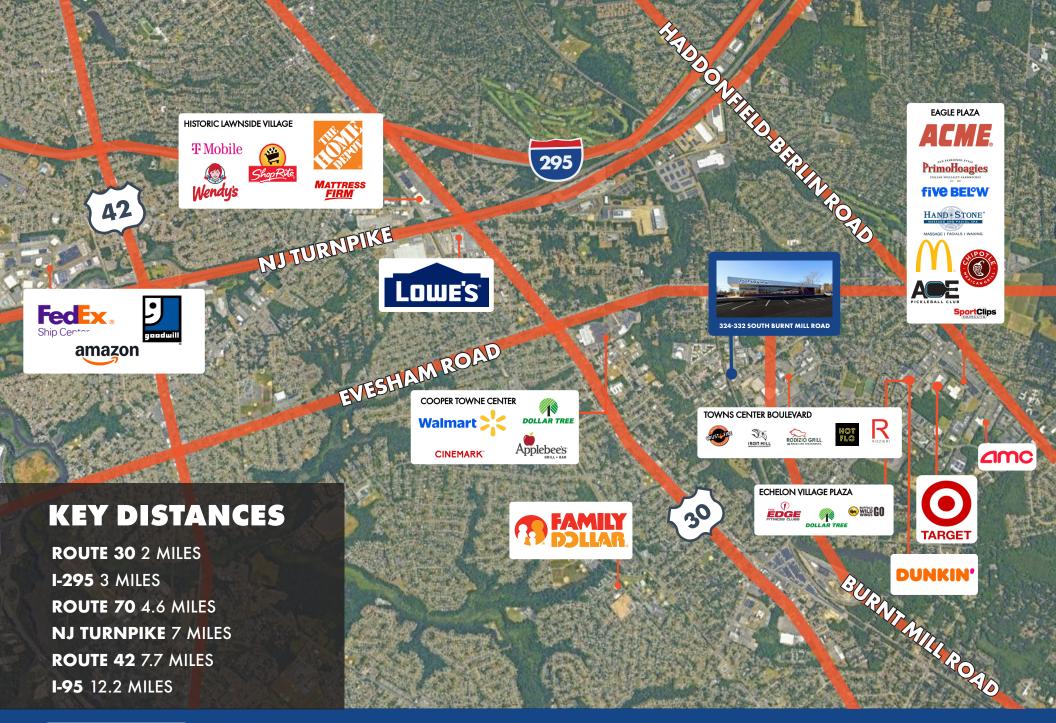
HOUSEHOLDS				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE 2023	6,601	36,354	100,548	
PROJECTED 2028	6,601	36,186	100,138	

INCOME					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE INCOME	\$95,369	\$112,959	\$116,963		
MEDIAN INCOME	\$75,611	\$88,158	\$92,846		



FOR SALE OR LEASE 324-332 SOUTH BURNT MILL ROAD, VOORHEES, NJ 08043

856.797.1919 VantageRES.com





FOR SALE OR LEASE 324-332 SOUTH BURNT MILL ROAD, VOORHEES, NJ 08043

856.797.1919 VantageRES.com

PROPERTY HIGHLIGHTS

INTERIOR



ENTRYWAY



DOCK DOOR





856.797.1919 VantageRES.com FOR SALE OR LEASE 324-332 SOUTH BURNT MILL ROAD, VOORHEES, NJ 08043