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

FOR
SALE
OR
LEASE



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



PROPERTY SUMMARY

Asking Lease Rate: \$12/SF NNN (NNN = \$4/SF)

Asking Sale Price: \$3,200,000

SF Available: +/- 19,460 SF

AC Available: +/- 1.48 AC

Signage: Pylon & Facade

Electrical Power:

1200 AMP

8 200 AMP Panels

120/208 Volts

3 Phase 4 Wire

Parking: +/- 140 Spaces

Zoning: B- Business

Traffic Count: +/- 14,358 VPD

Taxes: \$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



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DEMOGRAPHICS

KEY	
■	1 MILE
■	3 MILE
■	5 MILE

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



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HISTORIC LAWN SIDE VILLAGE

T Mobile

Wendy's

ShopRite

THE HOME DEPOT

MATTRESS FIRM

FedEx Ship Center

amazon

goodwill

LOWE'S

324-332 SOUTH BURNT MILL ROAD

EAGLE PLAZA

ACME

PrimoHoagies

five BELOW

HAND + STONE

McDonald's

ACE PICKLEBALL CLUB

SportClips

COOPER TOWNE CENTER

Walmart

CINEMARK

DOLLAR TREE

Applebee's

TOWNS CENTER BOULEVARD

CRUST & FIRE

IRON MILL

RODIZIO GRILL

HOT FLO

R RIZZIERI

AMC

FAMILY DOLLAR

ECHOLON VILLAGE PLAZA

EDGE FITNESS CLUBS

DOLLAR TREE

WING WINGS GO

TARGET

DUNKIN'

KEY DISTANCES

- ROUTE 30 2 MILES
- I-295 3 MILES
- ROUTE 70 4.6 MILES
- NJ TURNPIKE 7 MILES
- ROUTE 42 7.7 MILES
- I-95 12.2 MILES



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PROPERTY HIGHLIGHTS

INTERIOR



ENTRYWAY



DOCK DOOR



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