



# 2820 MT. EPHRAIM AVENUE CAMDEN, NJ

AVAILABLE FOR SALE  
**INDUSTRIAL DEVELOPMENT OPPORTUNITY**

143,000 SF  
9.18 Acres

## PROPERTY HIGHLIGHTS

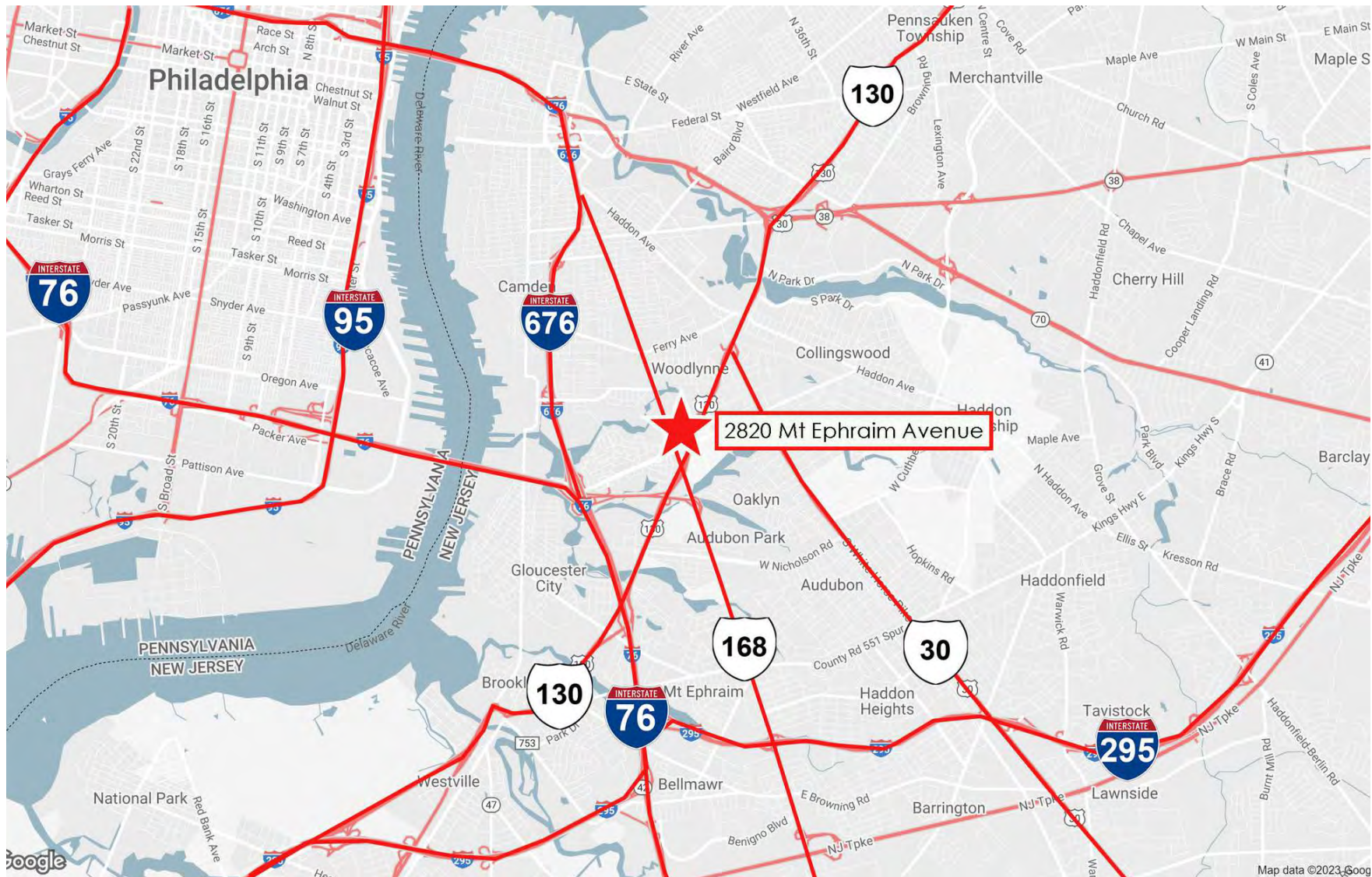
- 140,000 SF Warehouse
- 3,000 SF Retail Building
- 9.18 Acres
- 84 Car Parking Spaces
- 10 Trailer Parking Spaces
- Zoned C-3 (The City of Camden)
- This property is located in Camden, New Jersey along US Route 168 providing quick access to US Route 130, I-676, I-76, US Route 30, I-295 and bridges to Pennsylvania.
- Served by NJ Transit Bus Routes 400, 450, & 460



# ADDITIONAL PHOTOS



# AREA MAP



# DEMOGRAPHICS MAP & REPORT

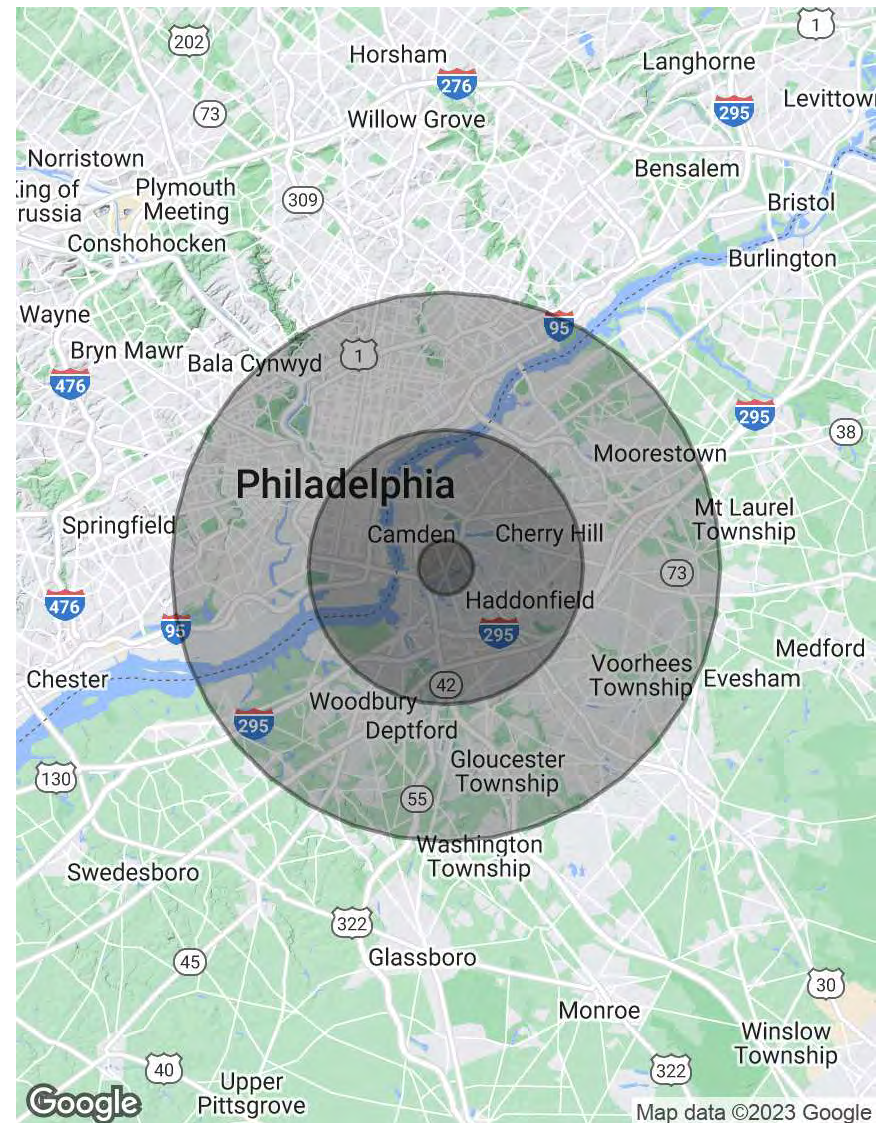
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	21,880	484,381	1,890,040
Average Age	35.3	37.4	36.5
Average Age (Male)	34.3	36.7	35.0
Average Age (Female)	36.6	38.5	38.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	9,984	221,072	815,217
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$53,294	\$87,500	\$70,252
Average House Value	\$100,840	\$278,995	\$198,770

\* Demographic data derived from 2020 ACS - US Census



# CONTACT



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