



## **246 S White Horse Pike**

Audubon, New Jersey 08106

### **Property Overview**

Existing Medical Fitout

Divisible Into 3 Units

Great Frontage on White Horse Pike

12 Parking Spots

2024 Taxes: \$13,657.17

Showings By Appointment Only

### **Offering Summary**

Sale Price:	\$369,900
Building Size:	2,860 SF
Lot Size:	0.34 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	562	2,386	7,896
Total Population	1,270	5,531	17,989
Average HH Income	\$121,225	\$121,624	\$130,855

### **For More Information**

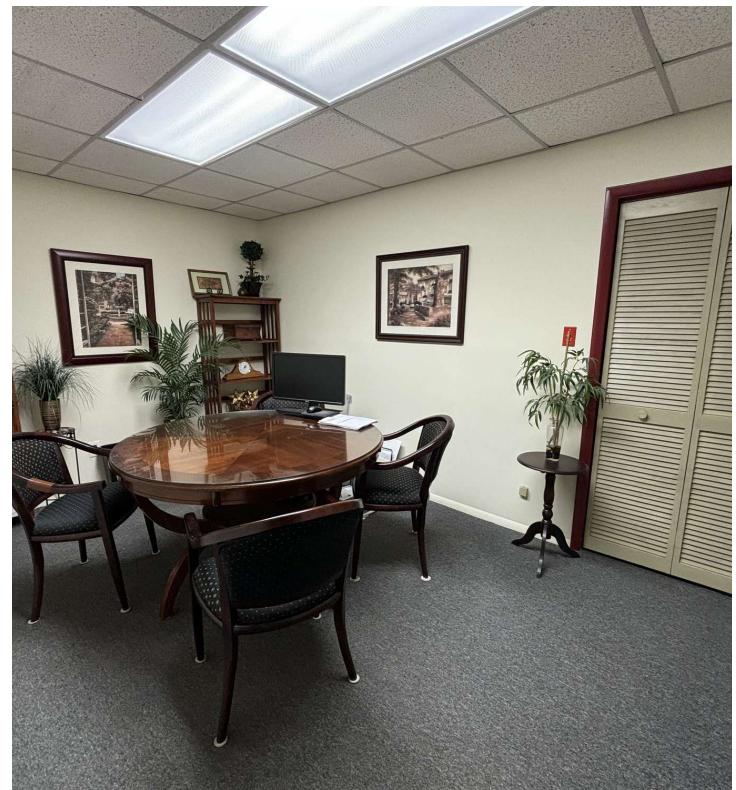
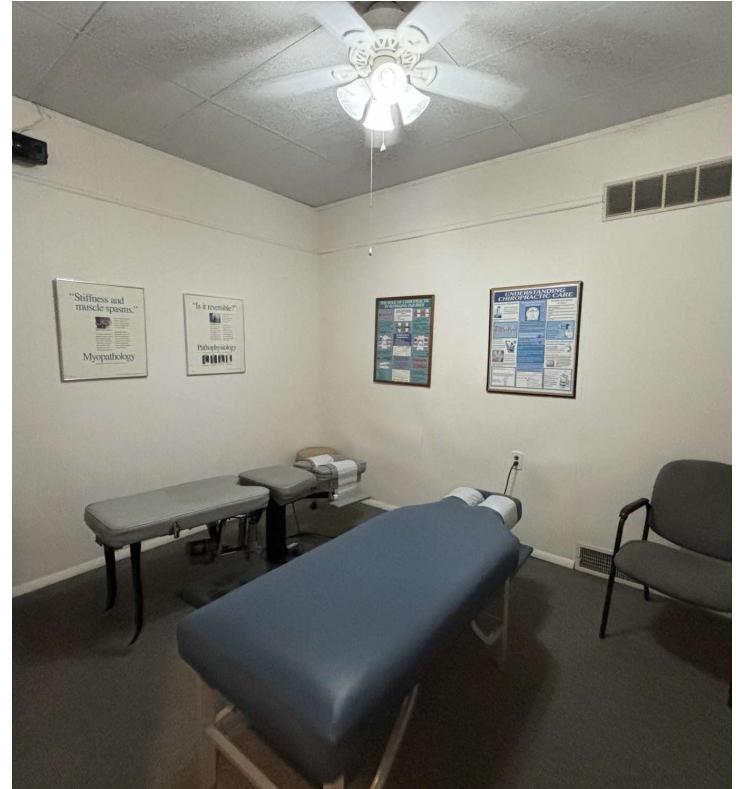
**Will Frank**

O: 856 724 4248  
will.frank@naimertz.com

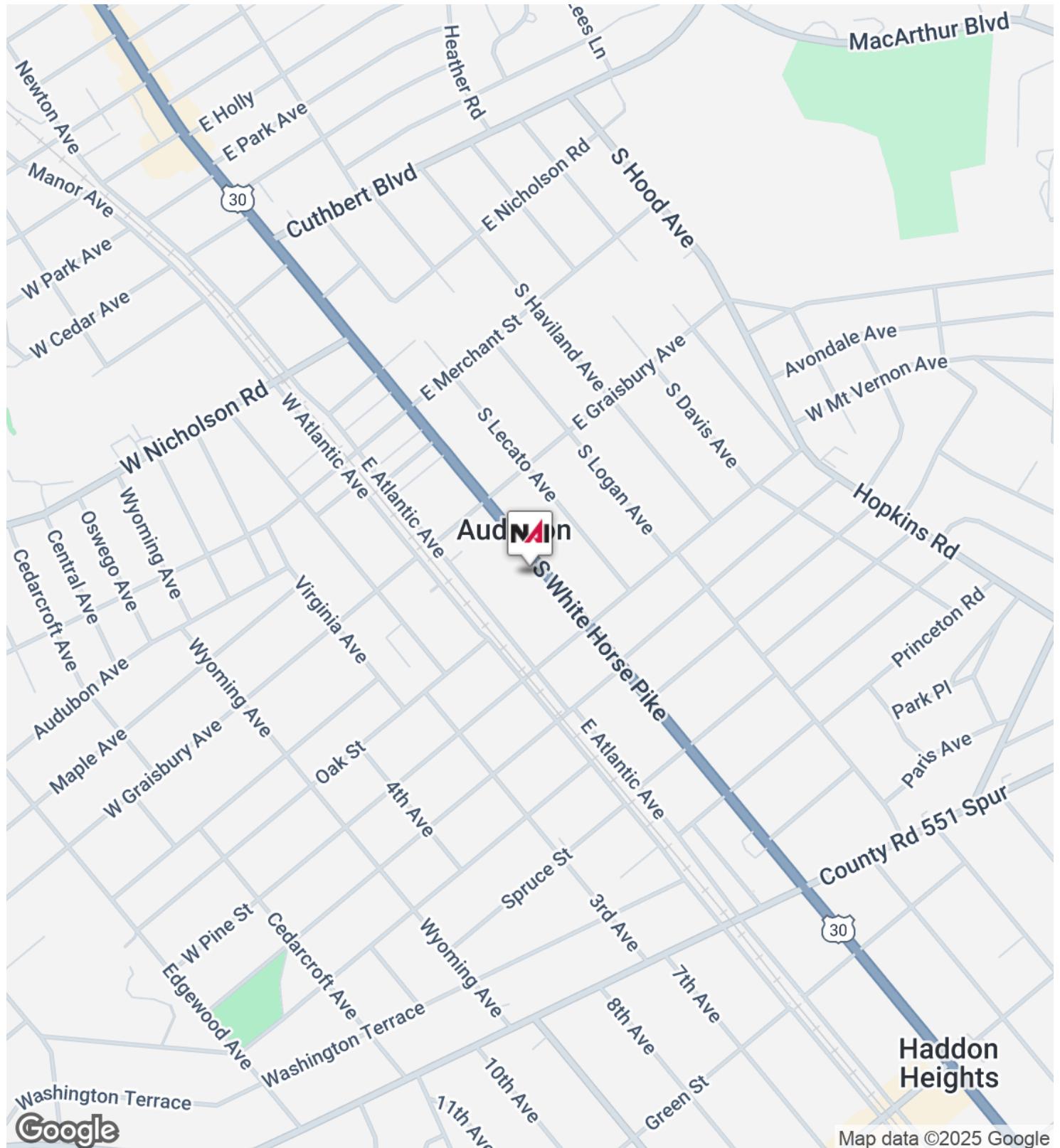
**Joe Riggs**

O: 609 352 1162  
joe.riggs@naimertz.com

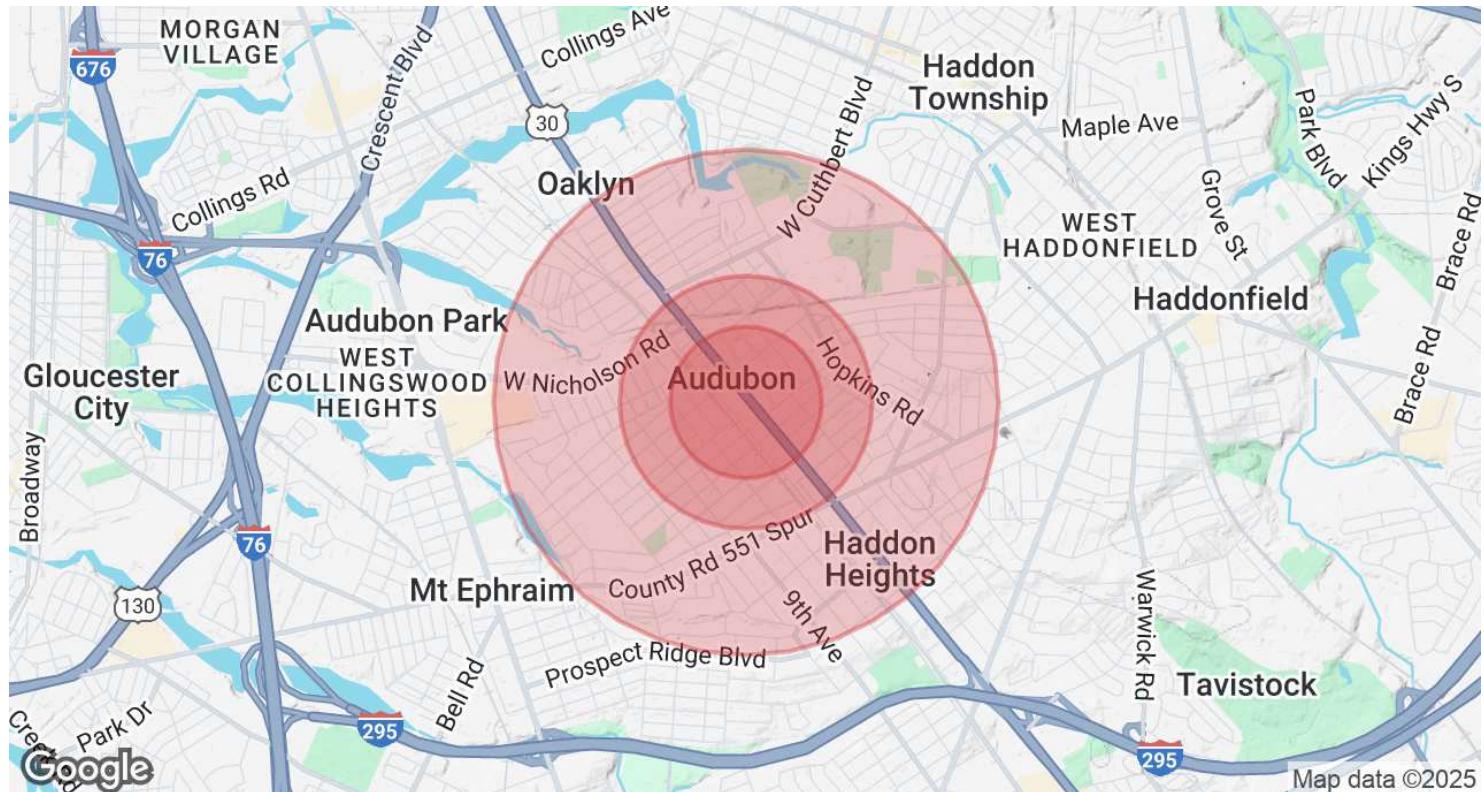
**For Sale**  
**2,860 SF | \$369,900**  
**Medical/Professional Office**



# For Sale



For Sale  
2,860 SF | \$369,900  
Medical/Professional Office



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,270	5,531	17,989
Average Age	42	42	43
Average Age (Male)	41	41	41
Average Age (Female)	43	43	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	562	2,386	7,896
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$121,225	\$121,624	\$130,855
Average House Value	\$372,144	\$362,820	\$380,938

Demographics data derived from AlphaMap