

Development Site
Available for Sale or Ground Lease

CBRE

404-426 Martin Luther King Boulevard

Camden, New Jersey

404-410, 418-426 Martin Luther King Blvd,
405-427 Stevens St. & 206-208 S 4th St,
Camden, New Jersey

Located Nearby Site:



Property Information

- + Subject site consists of 22 contiguous parcels having an aggregate of 1.05 acres or 45,864 SF parcel.
- + Asking Sale Price of \$4.5 million
- + Ideal for retail or office use
- + Zoning - CC (Center City)
- + Site currently improved as a public parking lot.

Contact Us

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±1.05 Acres Available

404-426 Martin Luther King Blvd | Camden, New Jersey 08103

Property Details

The subject property is located at 404-410, 418-426 Martin Luther King Boulevard, 405-407 Stevens Street & 206-208 South 4th Street, Camden, New Jersey and is further identified as tax parcel number Block 176, Lots 13-15, 20-24, 26-37, and 40-41. The subject site consists of 22 contiguous parcels having an aggregate of 1.05 acres or 45,864 SF parcel. The subject is zoned CC, Center City. Permitted uses include, but not limited to Retail, Medical, Office, Hotels, Theaters, Museums, Concert Halls and Art Galleries. The site is located within one mile of Route 676 and Ben Franklin Bridge with quick access to Philadelphia. Thereby, offering numerous dining, shopping, retail, entertainment and historical establishments in Philadelphia and the surrounding areas.

Demographics

BASED ON 15 MINUTE DRIVE TIME

Population



TOTAL POP.
559,772



2023 HOUSEHOLDS
244,055



DAYTIME POP.
757,891



MEDIAN AGE
37.1

Household Stats



AVG. SIZE
2.23



AVG. INCOME
\$114,382

Average Annual Household Spending



EATING OUT
\$4,095.36



APPAREL & SERVICES
\$2,484.23



GROCERIES
\$7,448.89

Education



ASSOCIATE'S
DEGREE OR HIGHER
46%

Workforce



WHITE COLLAR
70.8%



SERVICES
13.6%



BLUE COLLAR
15.6%

Generations



GENERATION Z
(BORN 1999-2016)
21.4%



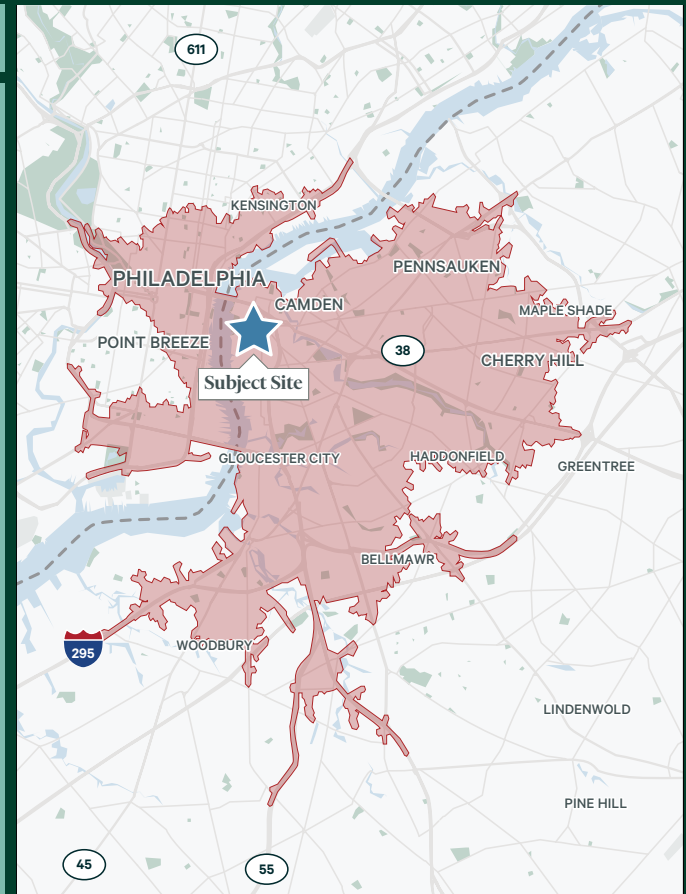
MILLENNIALS
(BORN 1981-1988)
30%



GENERATION X
(BORN 1965-1980)
17.7%



BOOMERS
(BORN 1946-1964)
18.5%



±1.05 Acres Available

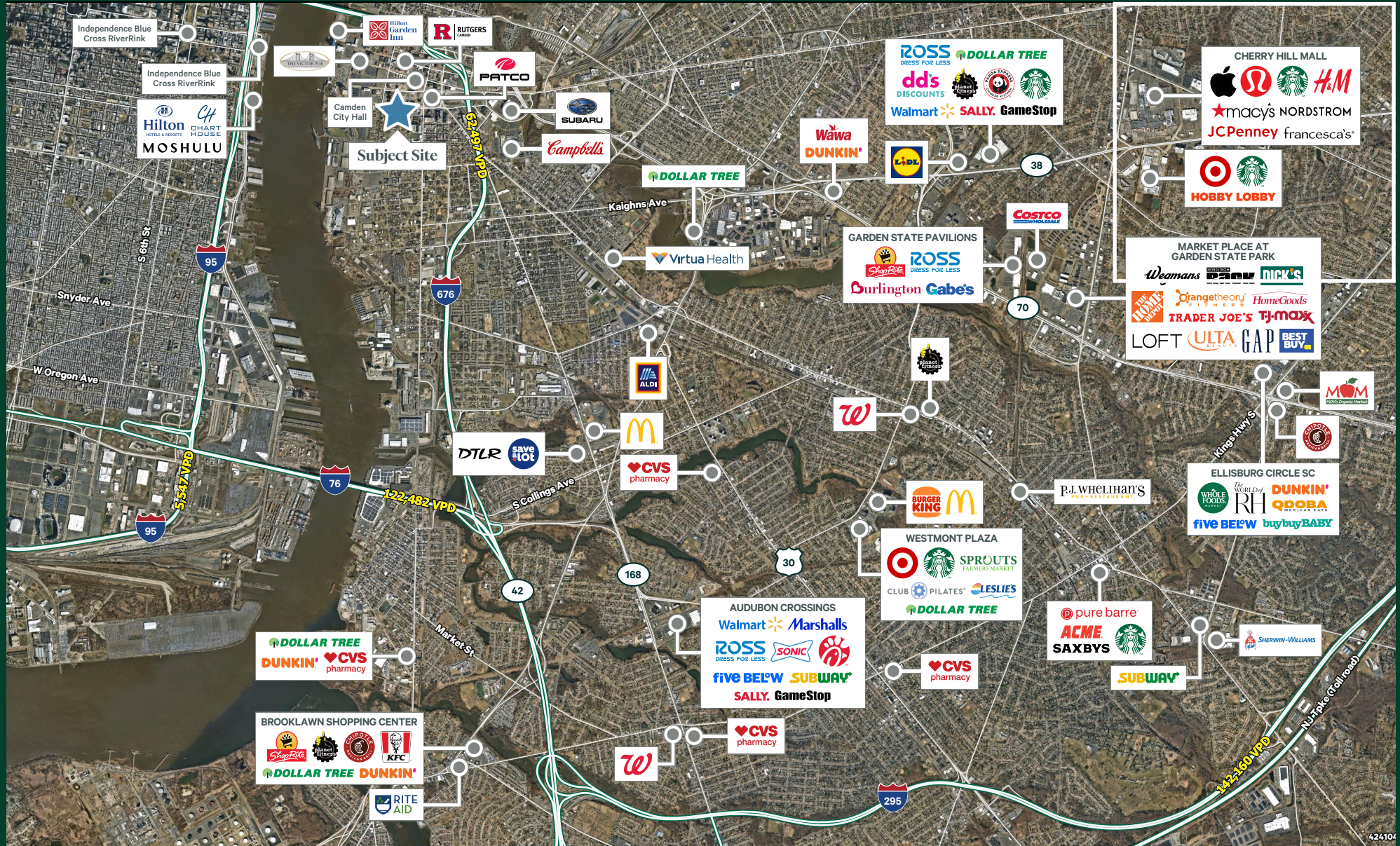
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Access



±1.05 Acres Available

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