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



EXCEPTIONAL BUILDING FOR SALE
523 SOUTH WHITE HORSE PIKE, AUDUBON, NJ 08106



OFFERING SUMMARY

Asking Sale Price: \$475,000

Size Available: +/- 2,433 SF

Occupancy: Upon Sale

Parking: +/- 11 Spaces

Zoning: A and A-1 (Business District)



PROPERTY HIGHLIGHTS

+ This meticulously maintained property features a newly painted exterior, showcasing its outstanding curb appeal. Upgraded electrical service and panel, refinished hardwood floors on the first floor, commercial-grade carpets on the second floor, and wired Ethernet for enhanced connectivity. The building includes a private, concrete-paved parking lot, offering easy access and convenience for staff and visitors

+ Prominent visibility and signage along the White Horse Pike, making it ideal for owner-occupiers and a wide range of professional uses. The full basement provides ample space for storage or recreational use

+ The property benefits from its prime position along White Horse Pike (Route 30), a major commercial corridor offering high traffic and visibility. The area is easily accessible to nearby highways, including I-295 (1.5 miles) and the NJ Turnpike, making it convenient for commuters and businesses. Audubon is a suburban community with a mix of residential and commercial properties, close to both Philadelphia and other neighboring South Jersey towns

PARKING
LOT



FOR SALE

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	17,114	12,7511	322,083
PROJECTED 2028	16,946	127,219	323,283

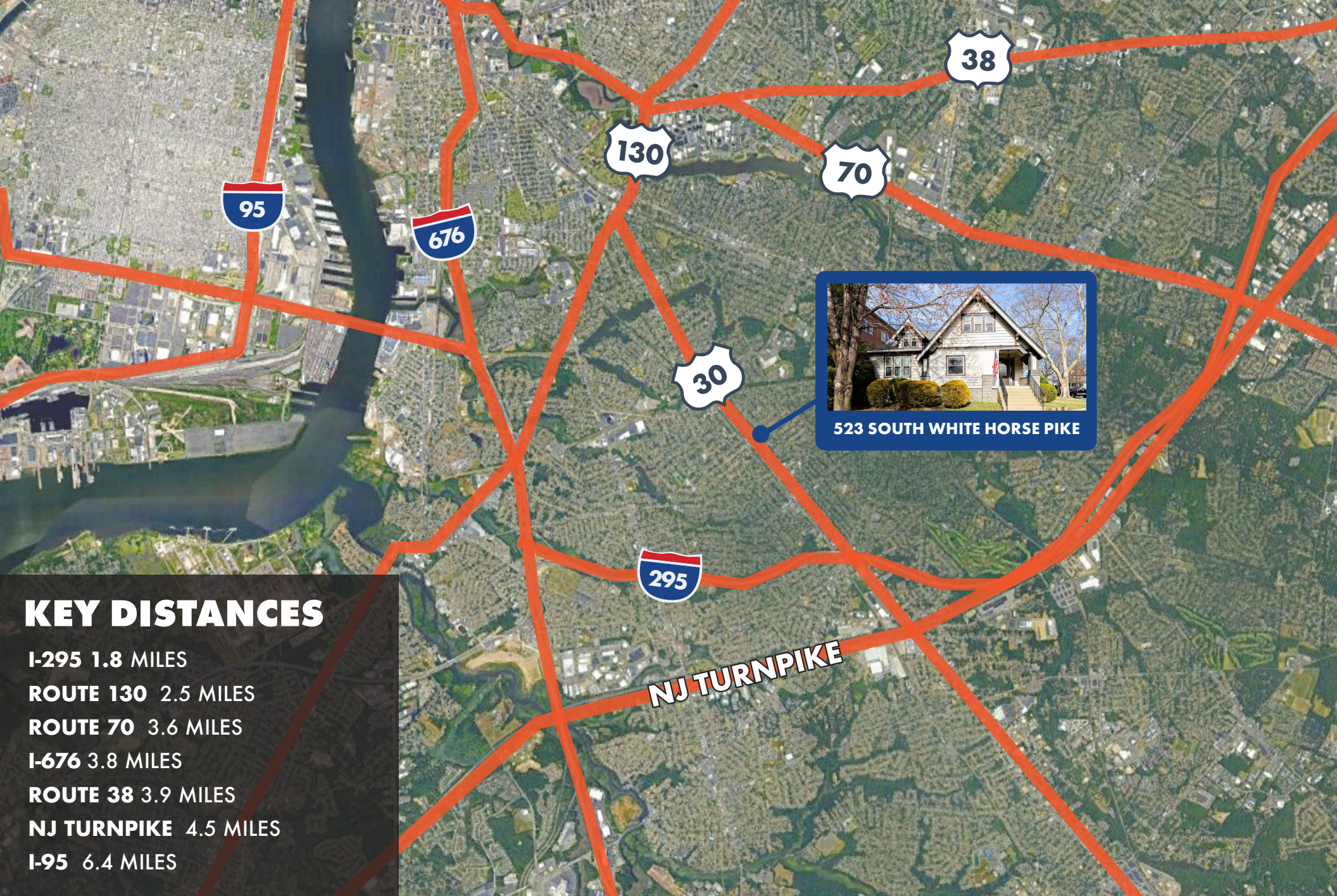
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	7,198	52,221	125,118
PROJECTED 2028	7,124	52,091	125,118

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$126,181	\$108,169	\$100,489
MEDIAN INCOME	\$105,392	\$84,551	\$76,977



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523 SOUTH WHITE HORSE PIKE

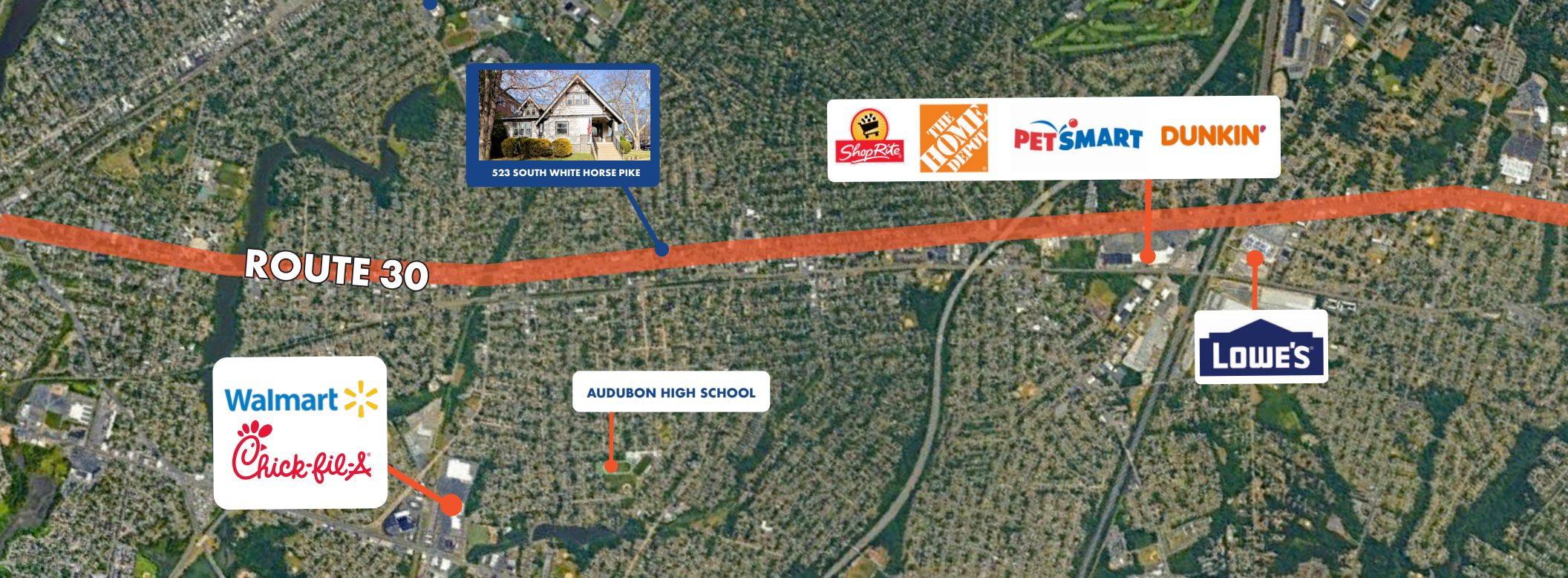
KEY DISTANCES

- I-295 1.8 MILES
- ROUTE 130 2.5 MILES
- ROUTE 70 3.6 MILES
- I-676 3.8 MILES
- ROUTE 38 3.9 MILES
- NJ TURNPIKE 4.5 MILES
- I-95 6.4 MILES



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NEARBY AMENITIES

DINING

- Applebees
- Brooklyn Original Pizzeria
- Chick Fil A
- Dunkin
- Legacy Diner
- Lulas Empanadas
- Mcdonalds
- Mulligans Bar & Grill
- Tonewood Brewing
- Wendys
- Westmont Diner

RETAIL/GROCERY

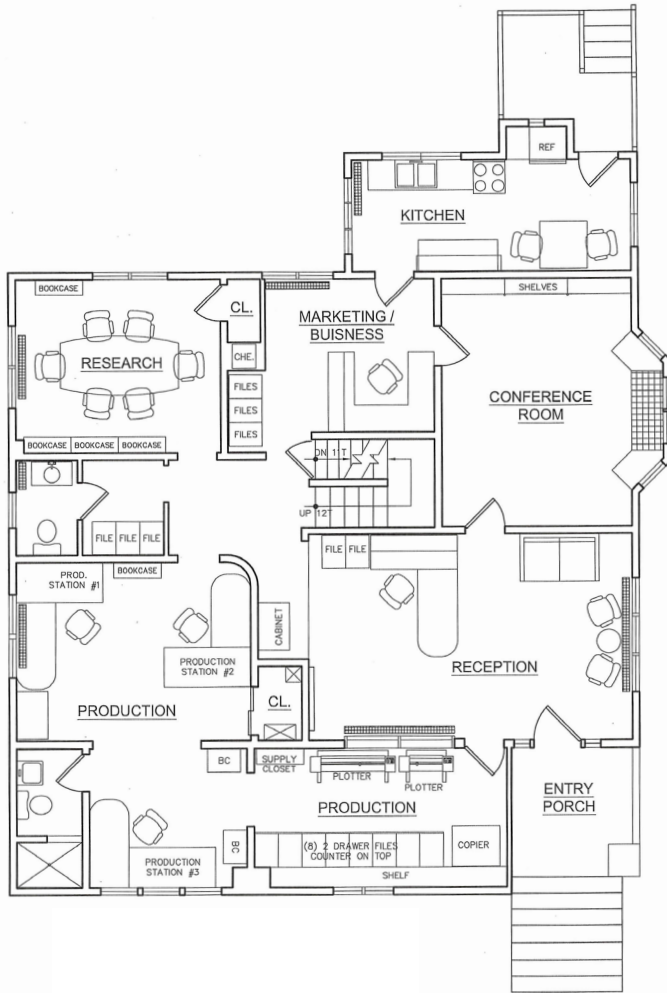
- ACME
- Cinemark Somerdale
- CVS Pharmacy
- Dollar Tree
- Lowes
- NAPA Auto Parts
- Produce Junction
- Shoprite
- Target
- Tavisstock County Club
- The Home Depot
- The Ritz Theatre Company
- The UPS Store
- Walmart Supercenter



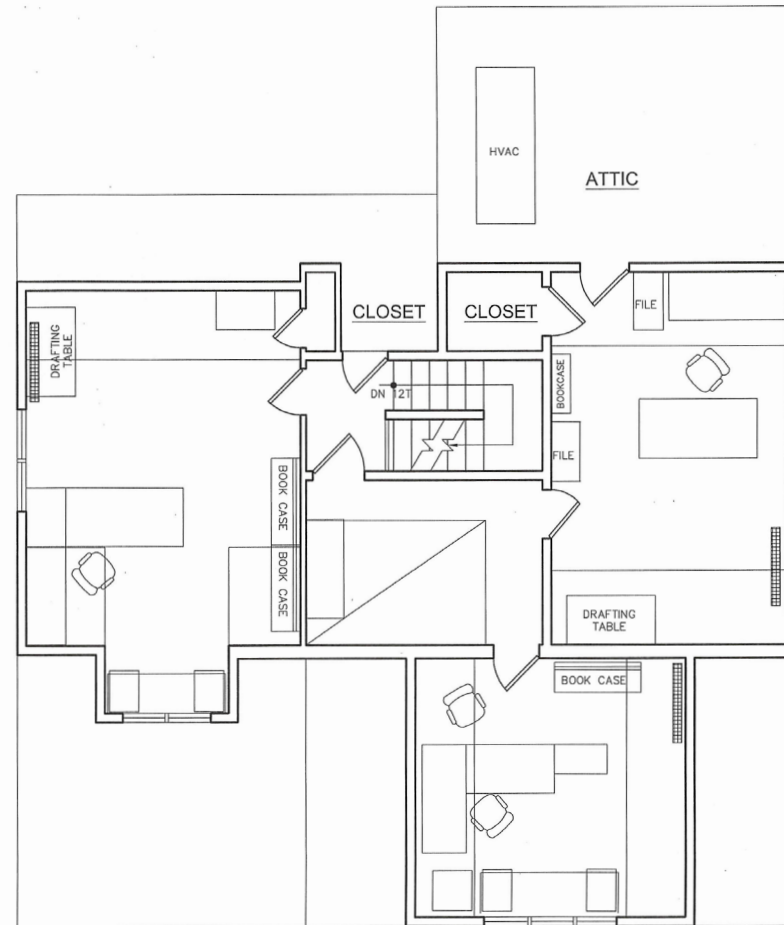
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FLOOR PLAN



FIRST FLOOR
+/- 1,570



SECOND FLOOR
+/- 863

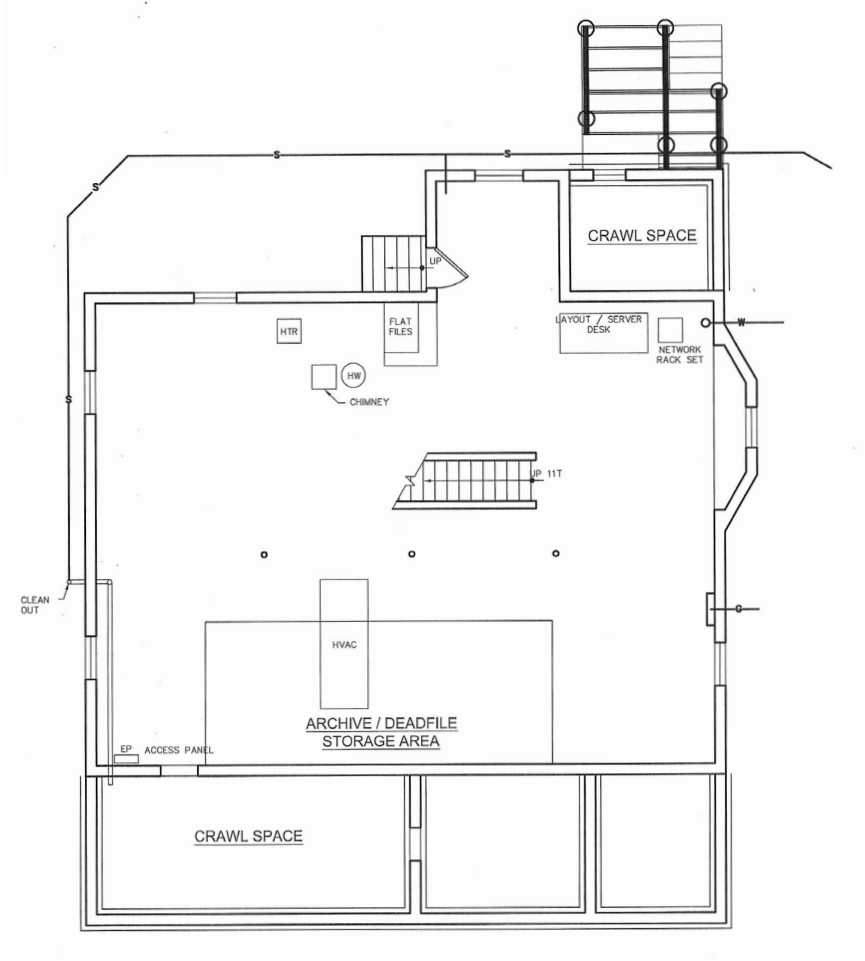


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FLOOR PLAN



BASEMENT FLOOR
+/- 1,167 SF



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PHOTOGRAPHY

ENTRANCE AREA



ENTRANCE AREA 2



KITCHEN



CONFERENCE ROOM



OFFICE



OFFICE



OFFICE



BASEMENT STORAGE



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