

# 7513-7519 MAPLE AVENUE

7513-7519 Maple Avenue Pennsauken, NJ 08109



FOR SALE OR LEASE



INDUSTRIAL/RETAIL



5,000+/- SF



## PROPERTY HIGHLIGHTS

- 5,000+/- SF one-story building
- Situated on 0.3 acres
- Built in the 1960's
- Small Commercial/light industrial building with a mix of 12' and 14' ceilings in rough condition. Once housed a restaurant so that type of use could be considered.
- 80+/- feet frontage with 2 curb cuts
- 15 parking spaces
- Drive-in loading
- Zoned HC - Highway Commercial - allows for a variety of uses
- Real Estate Taxes (2024): \$6,450

## LOCATION DESCRIPTION

- Minutes to Route 38
- 2.2 miles to Route 73
- 3+/- miles to Route 70 (Cherry Hill)
- 4 miles to Betsy Ross Bridge into Philadelphia
- 4+/- miles to Tacony Palmyra Bridge
- Less than 4.5 miles to I-295 Exit 36
- 7+/- miles to Ben Franklin Bridge into Center City Philadelphia

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,055	43,969	113,900
Total Population	12,945	116,030	297,137
Average HH Income	\$103,098	\$108,918	\$106,532

## FOR MORE INFORMATION

Jeffrey Sloan

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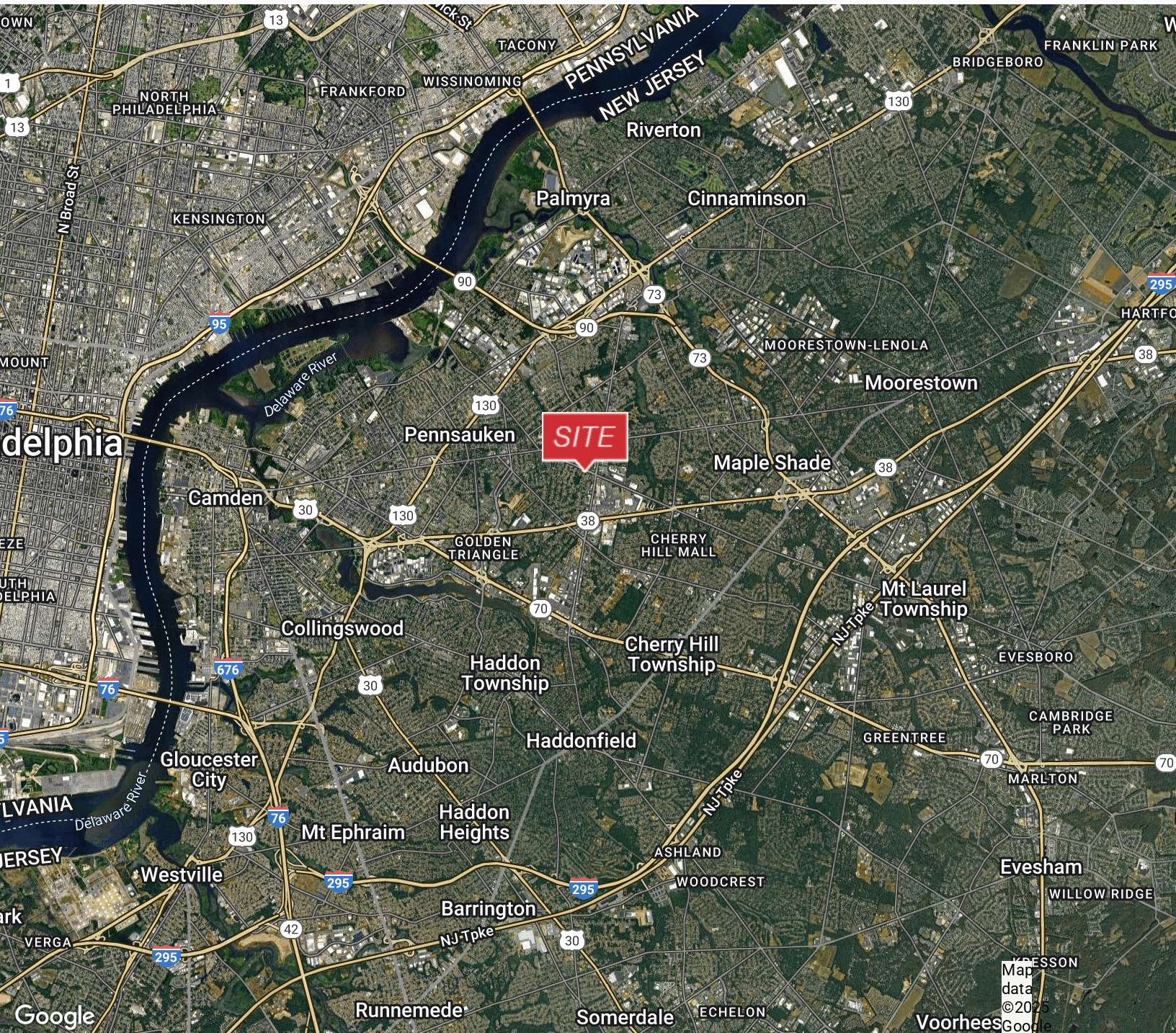
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