



Ken Richardson

Vice President & Partner

856.797.1919 x108

Ken.Richardson@VantageRES.com

John Doss

Senior Advisor

856.797.1919 x104

John.Doss@VantageRES.com

856.797.1919

VantageRES.com

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

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**FOR
SALE**

STAND ALONE RETAIL FOR SALE

436 N 3RD ST, HAMMONTON, NJ 08037



OFFERING SUMMARY

Asking Sale Price: \$599,000

Size Available: +/- 3,895 SF

Zoning: B-1

Parking: +/- 19 Spaces

Signage: Monument & Facade



PROPERTY HIGHLIGHTS

- + Prime stand-alone property near Hammonton's historic downtown with dining, arts and year-round events. The property has hood, commercial sink and 3 walk-ins.
- + The property is well located with convenient access to major routes and NJ transit service to Philadelphia and Atlantic City.
- + With Hammonton's strong market, the property is very suitable for owner-occupier, professional use or investment/rental property.

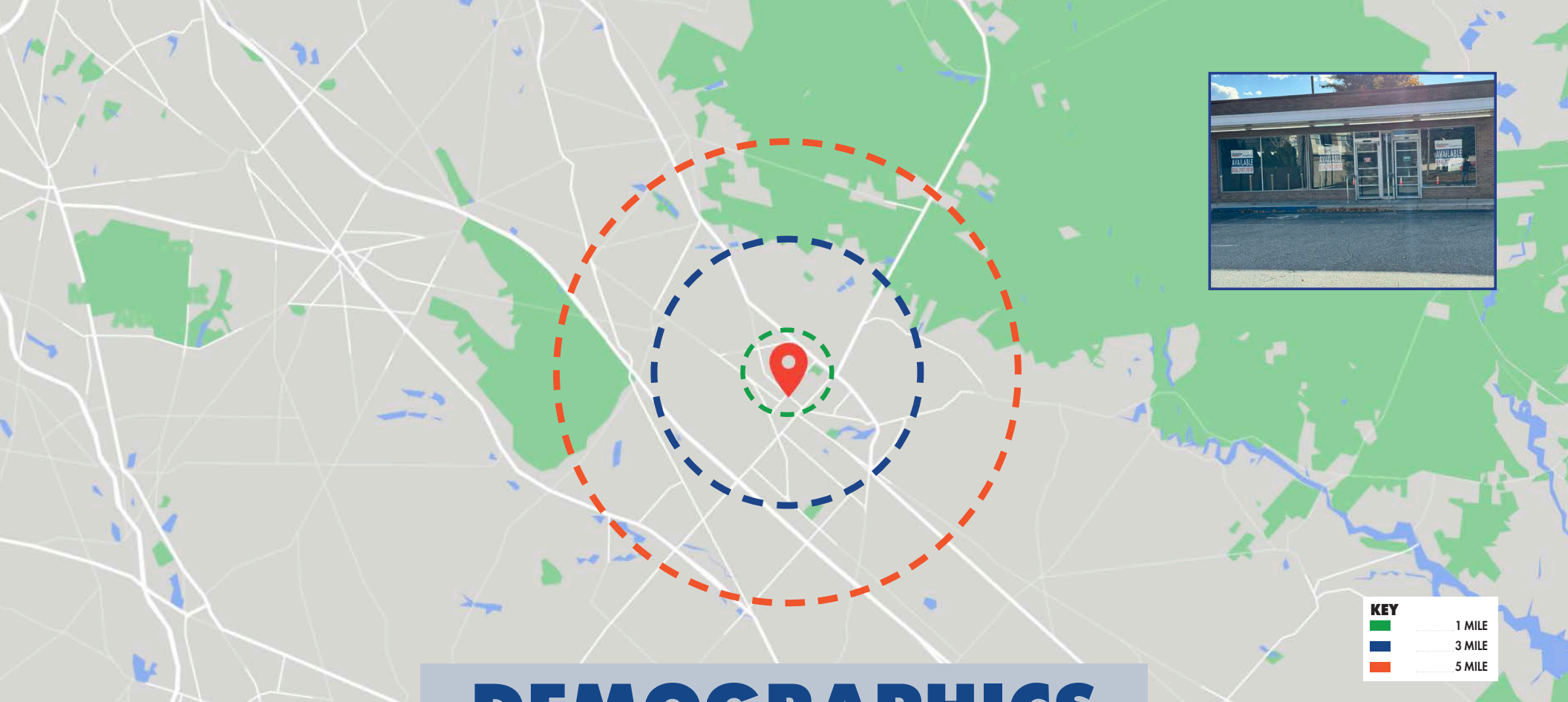


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KEY

-----	1 MILE
-----	3 MILE
-----	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	6,222	13,403	19,017
PROJECTED 2029	6,019	13,032	18,540

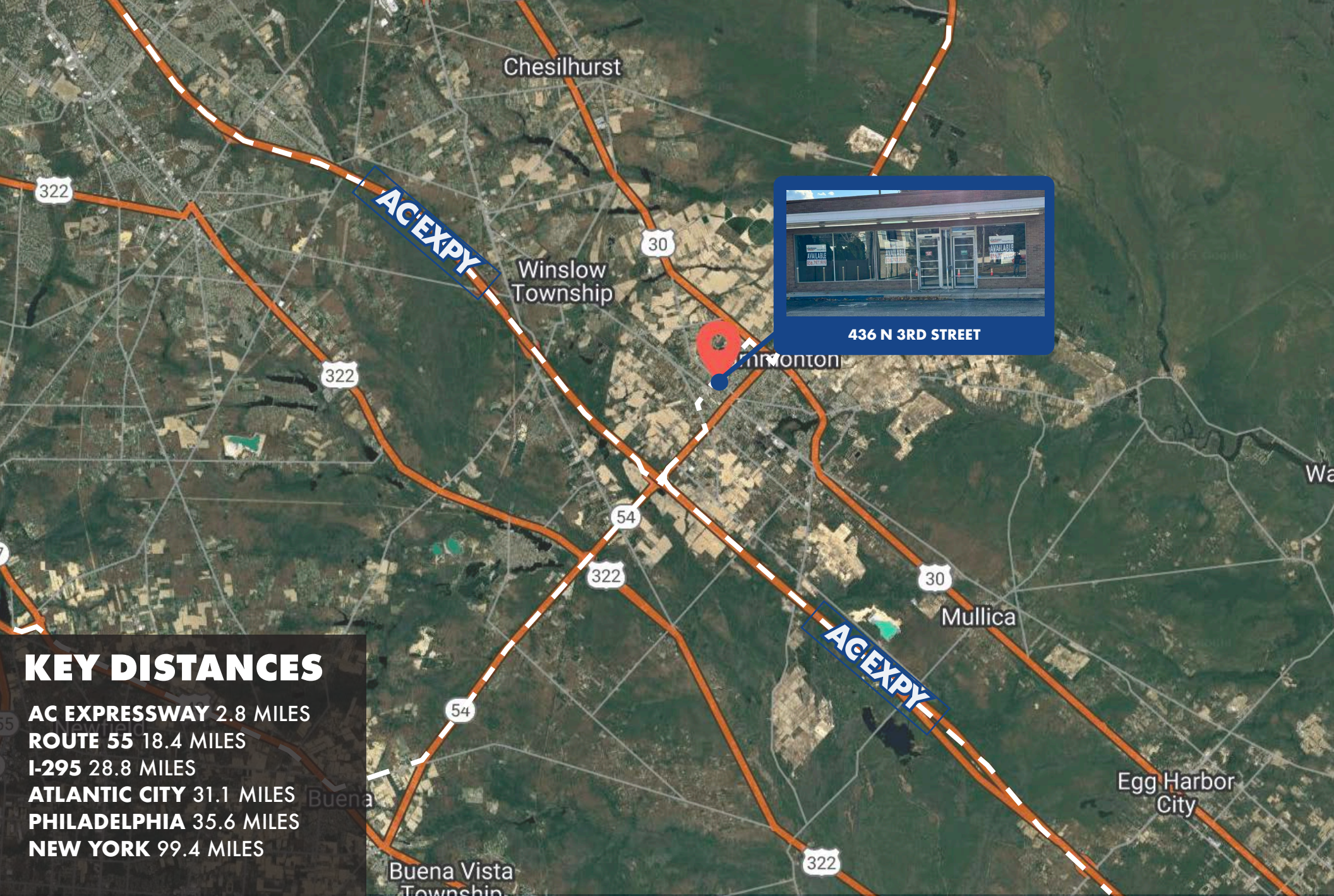
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,233	4,848	6,789
PROJECTED 2029	2,142	4,680	6,573

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$99,007	\$100,332	\$101,576
MEDIAN 2029	\$77,833	\$77,643	\$80,036



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436 N 3RD STREET

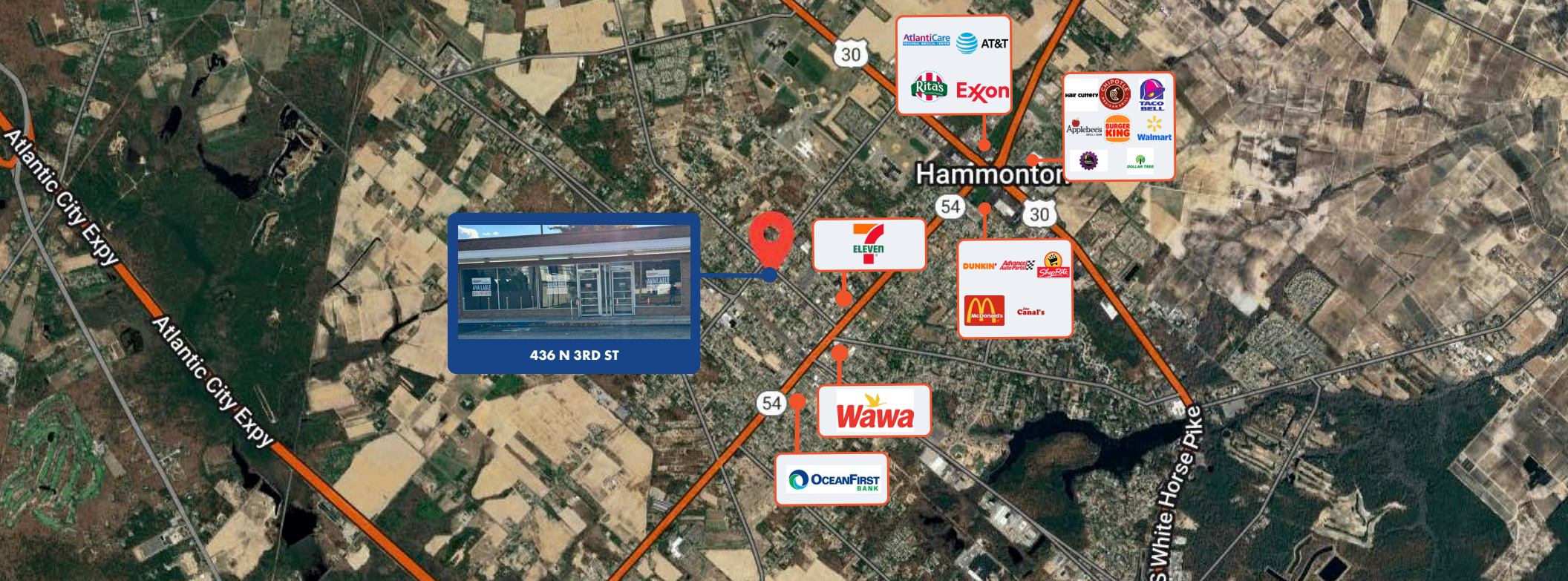
KEY DISTANCES

- AC EXPRESSWAY 2.8 MILES
- ROUTE 55 18.4 MILES
- I-295 28.8 MILES
- ATLANTIC CITY 31.1 MILES
- PHILADELPHIA 35.6 MILES
- NEW YORK 99.4 MILES



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NEARBY AMENITIES

DINING

- Wawa
- Krispy Krunchy Chicken
- Silver Coin Diner
- Burger King
- Applebee's Grill + Bar
- Taco Bell
- McDonald's

- Primo Hoagies
- Stewart's Root Beer
- Rita's Italian Ice & Custard
- Chipotle
- Dunkin'

RETAIL/GROCERY

- 7-Eleven
- Shoprite
- Walgreens
- Rite Aid
- Walmart
- Planet Fitness
- TD Bank

- Exxon
- OceanFirst Bank
- AtlantiCare Regional Medical Center
- AT&T Store
- Dollar Tree
- Hair Cuttery
- Advance Auto Parts
- Joe Canal's Discount Liquor
- Bank of America



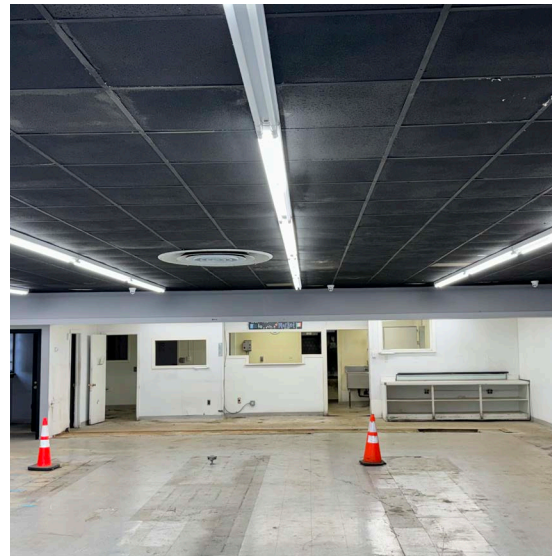
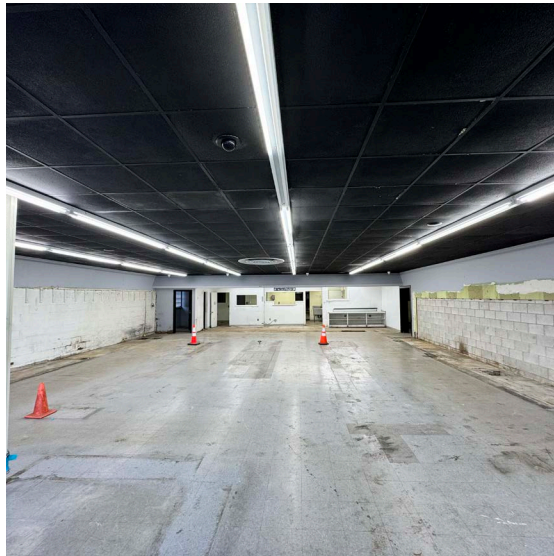
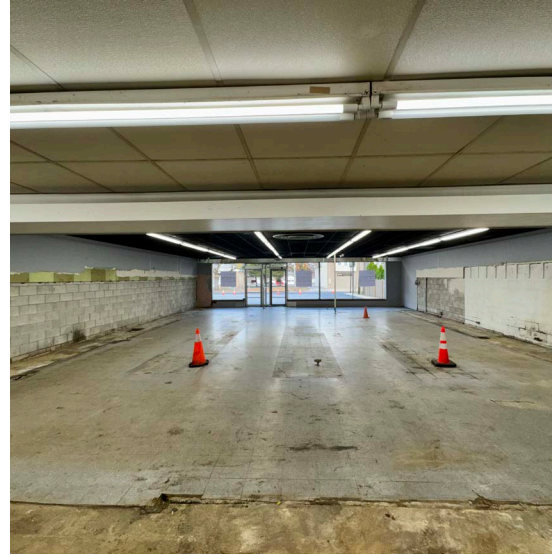
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PHOTOGRAPHY



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