

**FOR  
LEASE**

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



**3 BAY AUTO REPAIR FACILITY**  
**334 S WHITE HORSE PIKE, MAGNOLIA, NJ 08049**



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# OFFERING SUMMARY

**Asking Lease Rate:** \$21 / SF NNN

**Size Available:** +/- 1,615 SF

**Zoning:** Commercial

**Parking:** +/- 10 Surface Spaces

**Signage:** Facade & Monument

**Traffic Count:** 30,150 VPD



## PROPERTY HIGHLIGHTS

+ Previous auto repair facility equipped with 3 bays with lifts. Shop is contiguous with a successful Valvoline Oil Center.

+ Located on the White Horse Pike with direct access to the facility. The previous tenant had continually received referrals from Valvoline. This location is ideal for an existing business looking to relocate or add a second location.

+ The signage is incredible on the facade of the building with optional signage on the side of the building. The local retail and high traffic count will benefit your business.

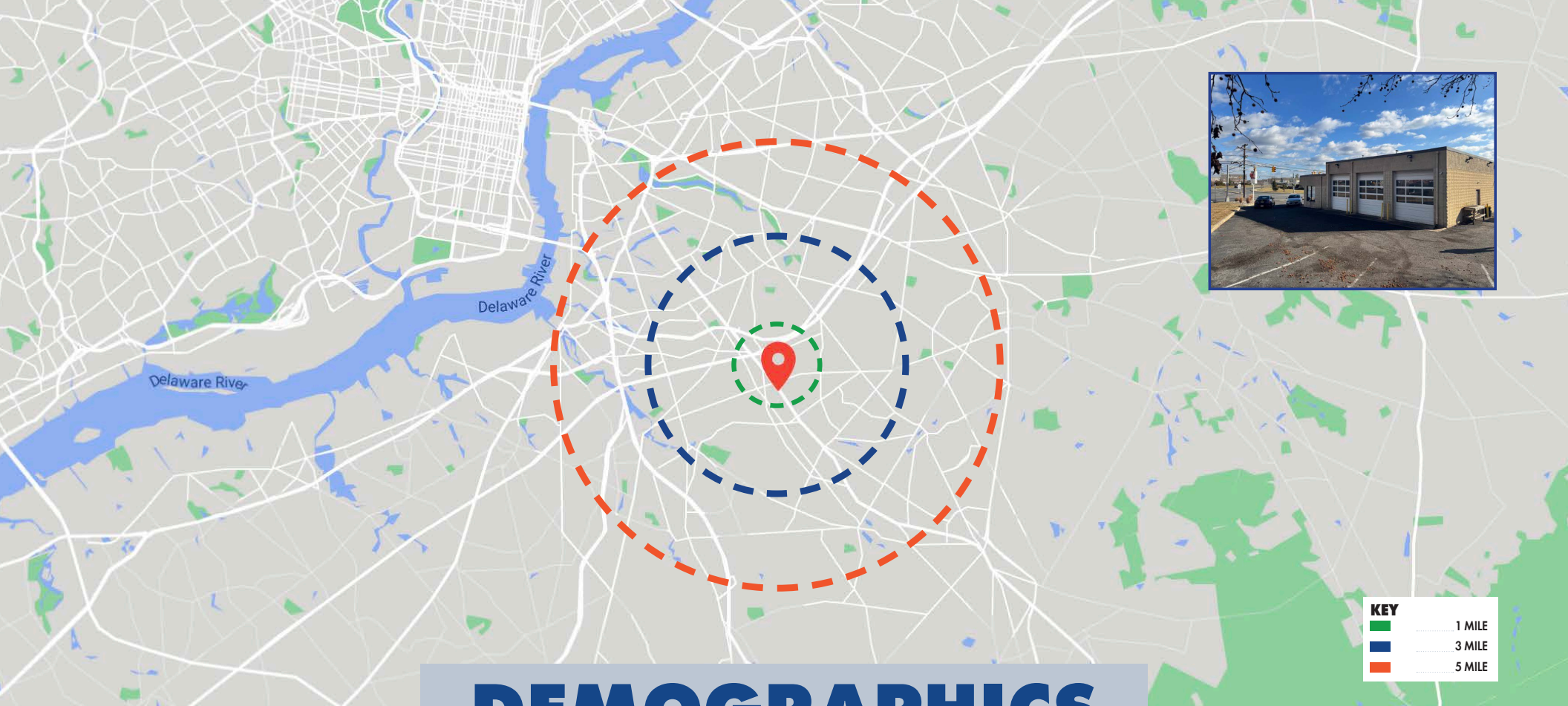
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## DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	12,012	99,296	270,292
PROJECTED 2029	12,064	98,955	263,033

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	4,748	39,243	105,723
PROJECTED 2029	4,753	39,107	105,750

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$149,009	\$130,847	\$129,189
MEDIAN 2029	\$124,393	\$103,445	\$103,840

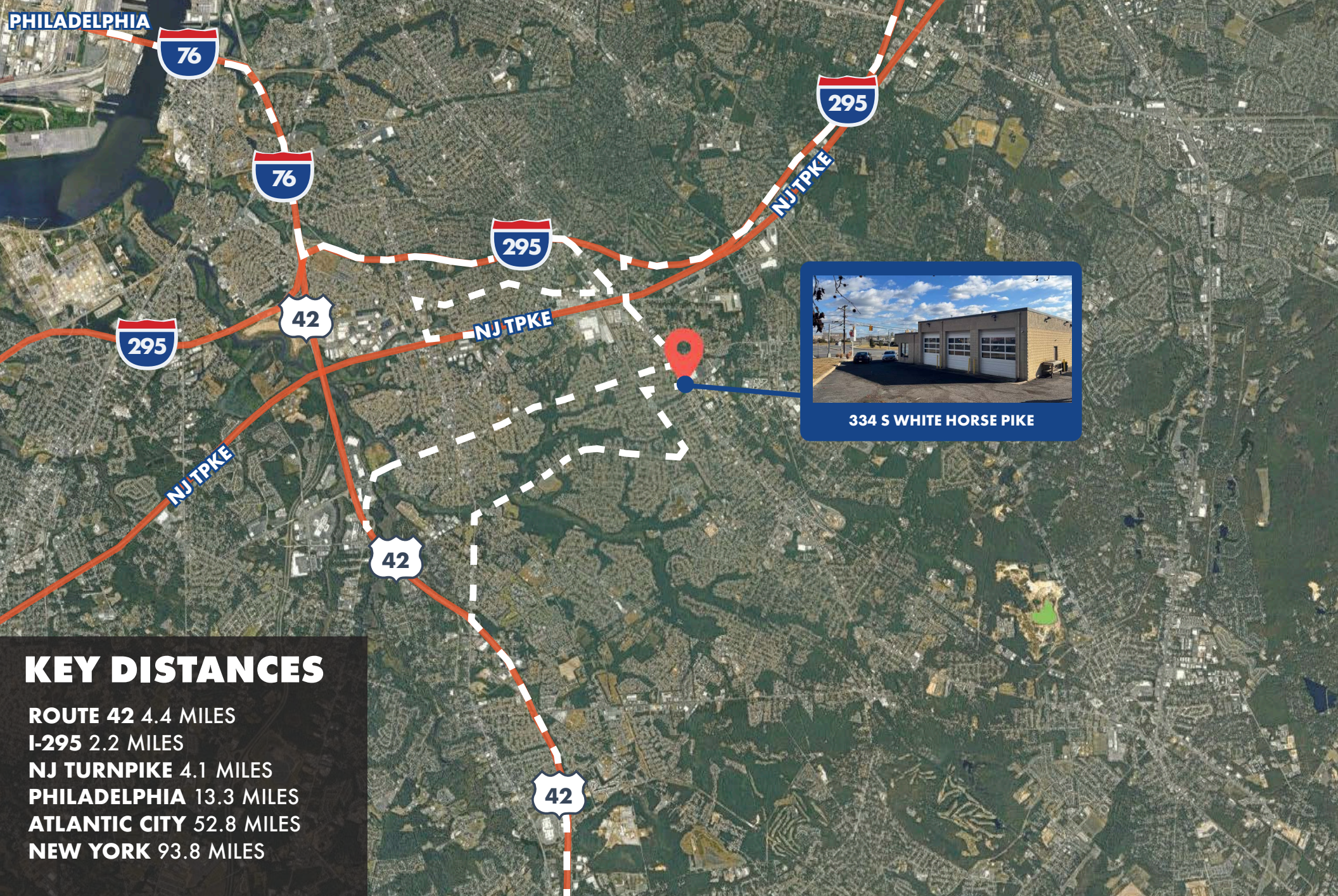
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## KEY DISTANCES

**ROUTE 42** 4.4 MILES  
**I-295** 2.2 MILES  
**NJ TURNPIKE** 4.1 MILES  
**PHILADELPHIA** 13.3 MILES  
**ATLANTIC CITY** 52.8 MILES  
**NEW YORK** 93.8 MILES

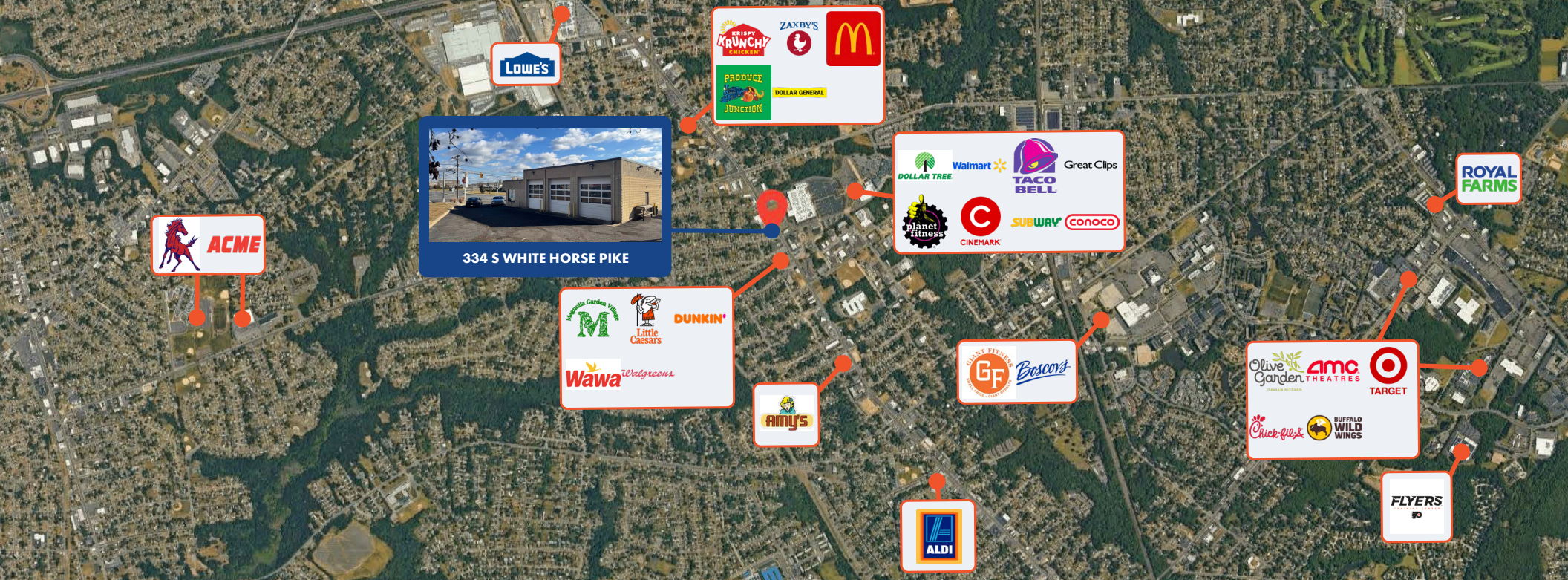
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# NEARBY AMENITIES

## DINING

- Zaxby's Chicken Fingers & Buffalo Wings
- McDonald's
- Krispy Krunchy Chicken
- Royal Farms
- Wawa
- Dunkin'
- Subway
- Taco Bell
- Little Caesars Pizza
- Amy's Omlette House
- Chick-fil-A
- Buffalo Wild Wings
- Olive Garden

## RETAIL/GROCERY

- Dollar General
- Produce Junction
- Lowe's Home Improvement
- Walmart Supercenter
- Dollar Tree
- Cinemark
- Planet Fitness
- Conoco
- ALDI
- Giant Fitness
- Target
- ACME
- AMC
- Boscov's
- Magnolia Garden Village
- Walgreens
- Great Clips
- Flyers Training Center
- Triton Regional High School
- Saddlehill Winery

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# PHOTOGRAPHY

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SIGNAGE



STREET FRONTAGE



LIFTS



RECEPTION

