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



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

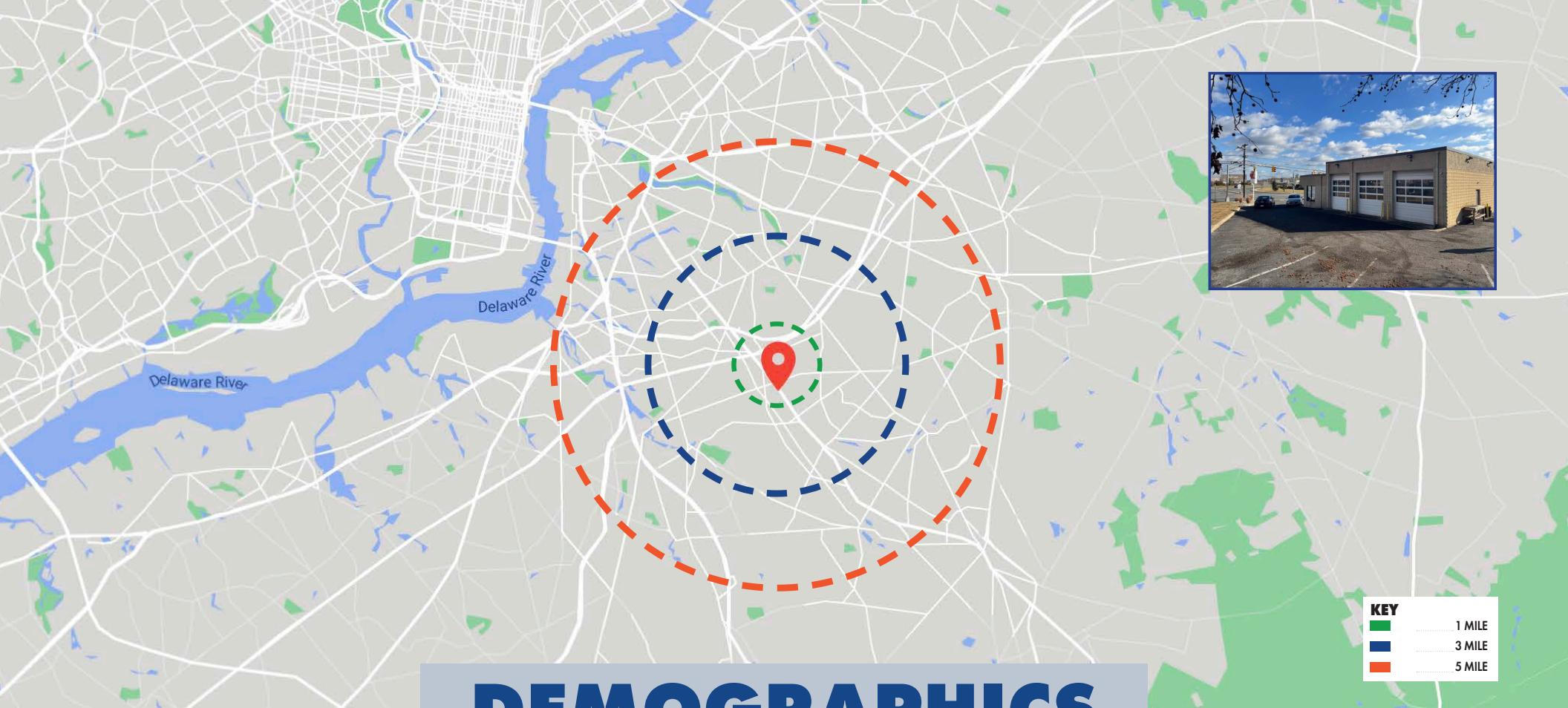


PROPERTY HIGHLIGHTS

- + 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.

FOR LEASE

334 S WHITE HORSE PIKE, MAGNOLIA, NJ 08049



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

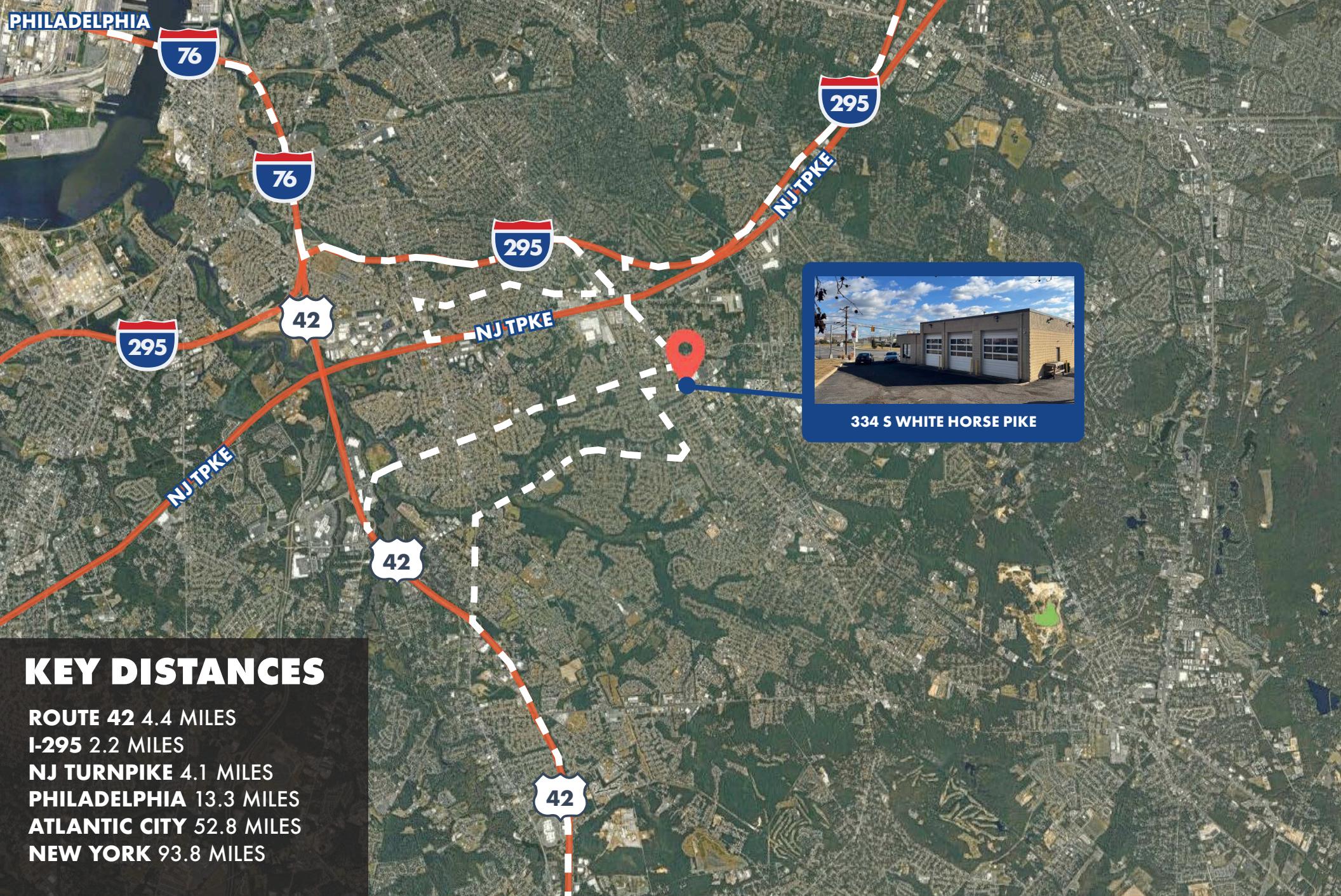
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	4,748	39,243	105,723
PROJECTED 2029	4,753	39,107	105,750

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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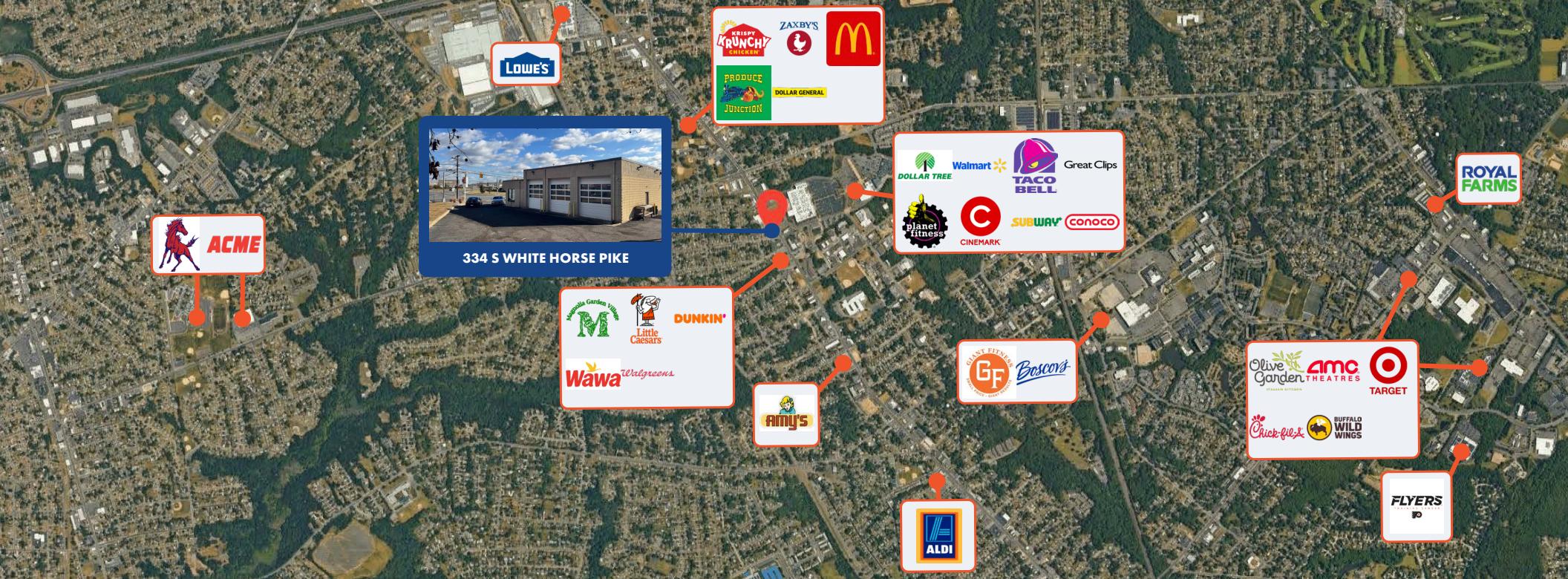


KEY DISTANCES

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

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

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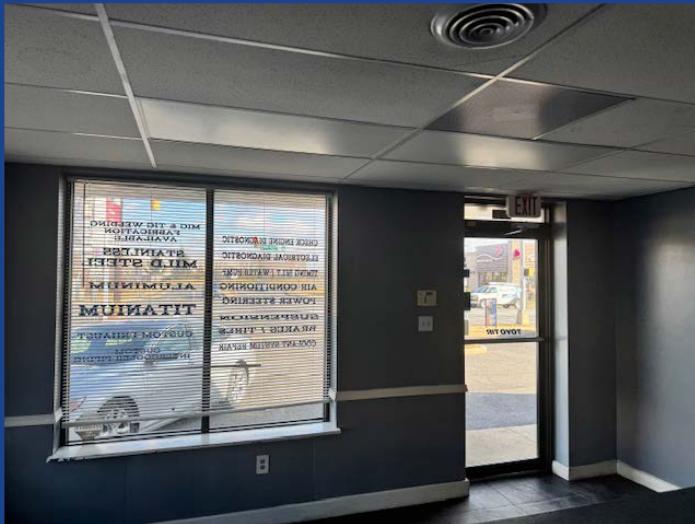
SIGNAGE



LIFTS



STREET FRONTAGE



RECEPTION

