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**FOR
SALE
OR
LEASE**

**REDUCED
PRICE**

UNIQUE FLEX OPPORTUNITY
706 N WHITE HORSE PIKE, MAGNOLIA, NJ 08049



OFFERING SUMMARY

Sale Price: \$3,990,000

Lease Rate: \$11.50/SF NNN

Size Available: +/- 40,000 SF + 10,000 SF Mezzanines

Zoning: C - Commercial Zone

Parking: 55 Surface Spaces

Signage: Facade & Ground Mount

Warehouse Loading Docks: 2

Warehouse Drive-In Bays: 1

Warehouse Power: 3 Phase Power

Traffic: 26,600 VPD



PROPERTY HIGHLIGHTS

+ 40,000 SF Flex Property with Retail / Warehouse / Office well-suited for a variety of commercial uses. The property is gated with 2 loading docks and over head drive in. Additionally, the property comes with owned solar power panels for efficient power usage.

+ Commercial Zoning in Magnolia allows for broad business flexibility and long-term value for owner-users or investors.

+ The property is located on North White Horse Pike, a high-visibility corridor with strong traffic counts and excellent frontage for signage and branding.

+ Efficient, adaptable layout reflected in a flexible floor plan designed to accommodate diverse business needs with convenient access and circulation.



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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	8,981	106,741	286,981
PROJECTED 2029	8,993	106,339	286,541

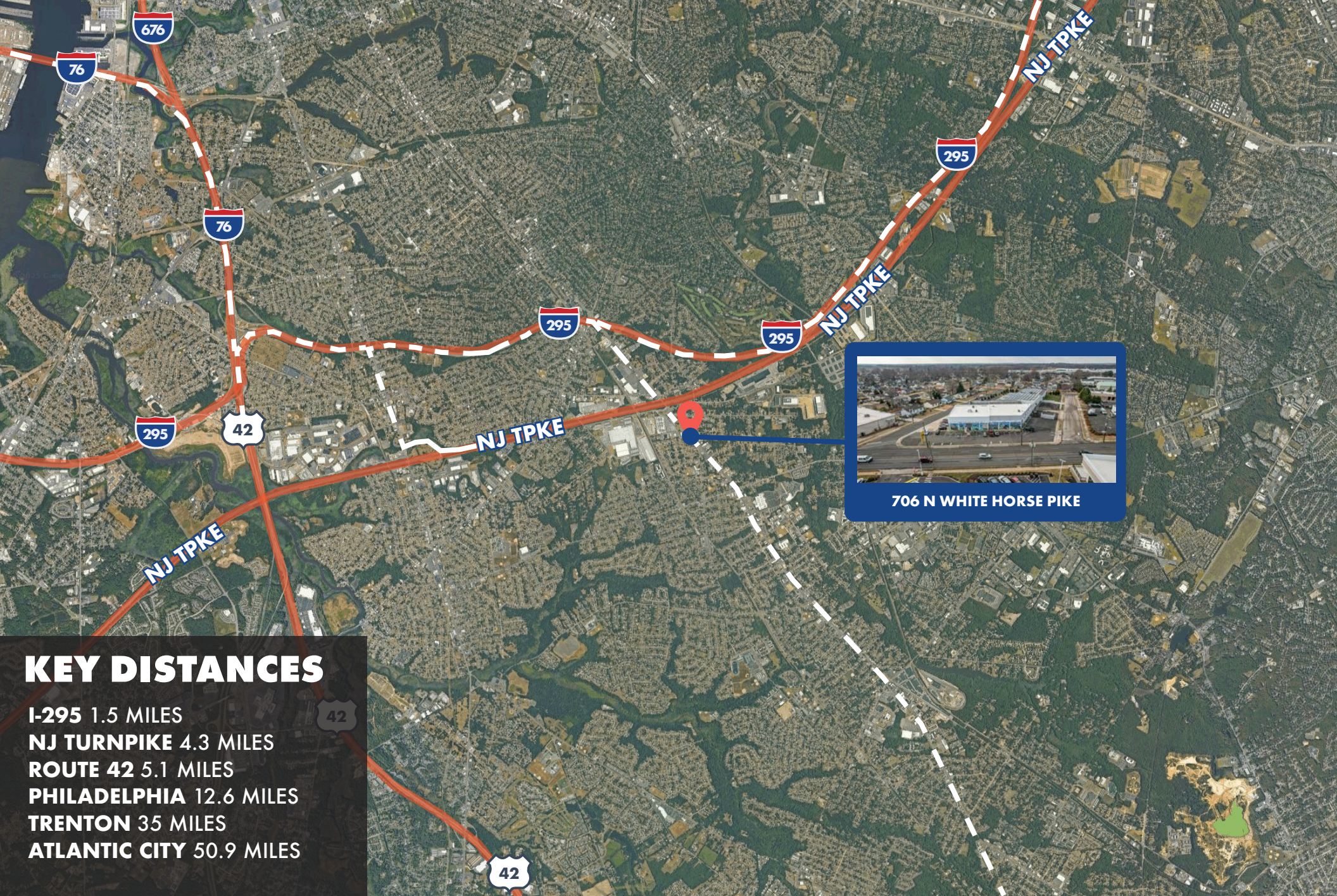
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,634	42,522	115,825
PROJECTED 2029	3,638	42,354	115,625

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$94,556	\$117,813	\$111,095
MEDIAN 2029	\$74,003	\$95,046	\$87,371



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KEY DISTANCES

I-295 1.5 MILES
NJ TURNPIKE 4.3 MILES
ROUTE 42 5.1 MILES
PHILADELPHIA 12.6 MILES
TRENTON 35 MILES
ATLANTIC CITY 50.9 MILES



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NEARBY AMENITIES

DINING

- Chick-fil-A
- Wendy's
- Zaxby's Chicken Fingers & Buffalo Wings
- McDonald's
- Krispy Krunchy Chicken
- Wawa

- Subway
- Little Caesars Pizza
- Dunkin'
- Chopstix House
- Popeyes Louisiana Kitchen
- Taco Bell
- Applebee's

RETAIL/GROCERY

- The Home Depot
- ShopRite
- Lowe's Home Improvement
- Dollar General
- Produce Junction
- Royal Farms
- Walmart

- Conoco
- GameStop
- Planet Fitness
- Cinemark
- Dollar Tree
- ACME Markets
- Travelodge by Wyndham

- SureStay Hotel
- Red Carpet Inn and Suites
- Enterprise Rent-A-Car
- TD Bank
- Tonewood Brewing
- Tavistock Country Club



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EXTERNAL PHOTOS



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INTERNAL PHOTOS



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