

Ken Richardson

Vice President & Partner

856.797.1919X108 | 609.346.0512 Ken.Richardson@VantageRES.com

Neil Kakumanu

Sales Associate

856.797.1919X106 Neil.Kakumanu@VantageRES.com

856.797.1919 VantageRES.com

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



PRIME RETAIL & FLEX SPACE 515 WILLIAMSTOWN ROAD, SICKLERVILLE, NJ 08081



OFFERING SUMMARY

Asking Sale Price: \$575,000

SF Available: +/- 3,723 SF

Parking: +/- 8 Spaces

Signage: Pylon

Zoning: PC1

Taxes: \$9,634.27/year



PROPERTY HIGHLIGHTS

- + Recently upgraded with a brand-new septic system, modern flooring, and two completely renovated bathrooms. Energy-efficient LED lighting brightens the interior while reducing utility costs, and a prominent pylon sign enhances visibility and curb appeal. Together, these improvements create a move-in ready space that is both functional and attractive for a wide range of uses
- + Flex/retail property with retail frontage and drive-in access. Positioned just off the Atlantic City
 Expressway, the site offers excellent visibility and connectivity to Philadelphia, Atlantic City, and South
 Jersey suburbs. Surrounded by strong residential growth and dense retail corridors, it provides access to a
 large consumer base in one of Camden County's fastest-growing markets
- + Located in a thriving trade area, Sicklerville offers access to nearly 45,000 residents with a strong median household income exceeding \$100,000. The community is young and family-oriented, with a median age of 36, creating consistent demand for retail, services, and lifestyle amenities. Surrounded by continued residential growth, the area delivers a built-in customer base for businesses looking to expand in South Jersey





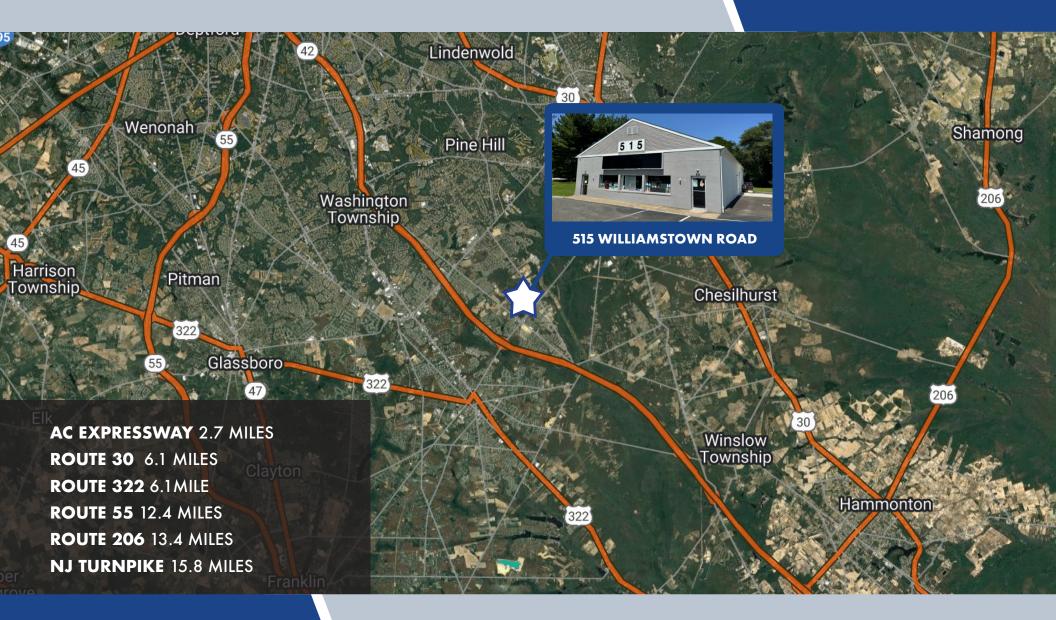
POPULATION				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE 2024	9,577	47,579	110,073	
PROJECTED 2029	9,679	48,246	111,763	

HOUSEHOLDS					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE 2024	3,584	17,215	39,811		
PROJECTED 2029	3,623	17,472	40,457		

INCOME				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE INCOME	\$84,404	\$107,047	\$113,981	
MEDIAN INCOME	\$68,895	\$86,733	\$94,864	



KEY DISTANCES





856.797.1919 VantageRES.com

FOR SALE

515 WILLIAMSTOWN ROAD, SICKLERVILLE, NJ 08081



NEARBY AMENITIES

DINING

- Azul Tequila Mexican Restaurant & Bar
- Buffalo Bills BBQ
- Corrados Restaurant Pizzeria
- Dunkin

- Giulianas Pizza & Pasta House
- Sear Bar 2 Grill & Sports
- Sicklerville Soul Food
- Villa Deli

RETAIL/GROCERY

- Boost Mobile
- Conoco
- Dollar General
- El Mercadito Market
- Inspira Health
- Luca's Laundry

- Number 9 Tattoo
- Public Storage
- USPS
- Wawa

