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



REAL ESTATE & LIQUOR LICENSE

148 WEST BROAD STREET, BURLINGTON, NJ 08016



OFFERING SUMMARY

Asking Sale Price: \$450,000

Asking Lease Rate: \$3,250/month + utilities

Size Available: +/- 3,285

Signage: Facade

Parking: Street

Zoning: Commercial



PROPERTY HIGHLIGHTS

+ Located right on broad street positioned perfectly on the corner, which gives you great visibility in Burlington NJ. Easily accessible from I-295, the NJ Turnpike, and Route 38

+ With recent upgrades in the bars dining area, and the apartment upstairs, this allows for the opportunity of immediate cash flow. The building also has a gorgeous outside area to potentially increase revenue during the nicer months of the season

+ Great opportunity for the first-time hospitality entrepreneur or seasoned restaurateur looking to expand in Burlington County. This is a turnkey ready opportunity, allowing you to start a new venture with furniture and fixtures in place

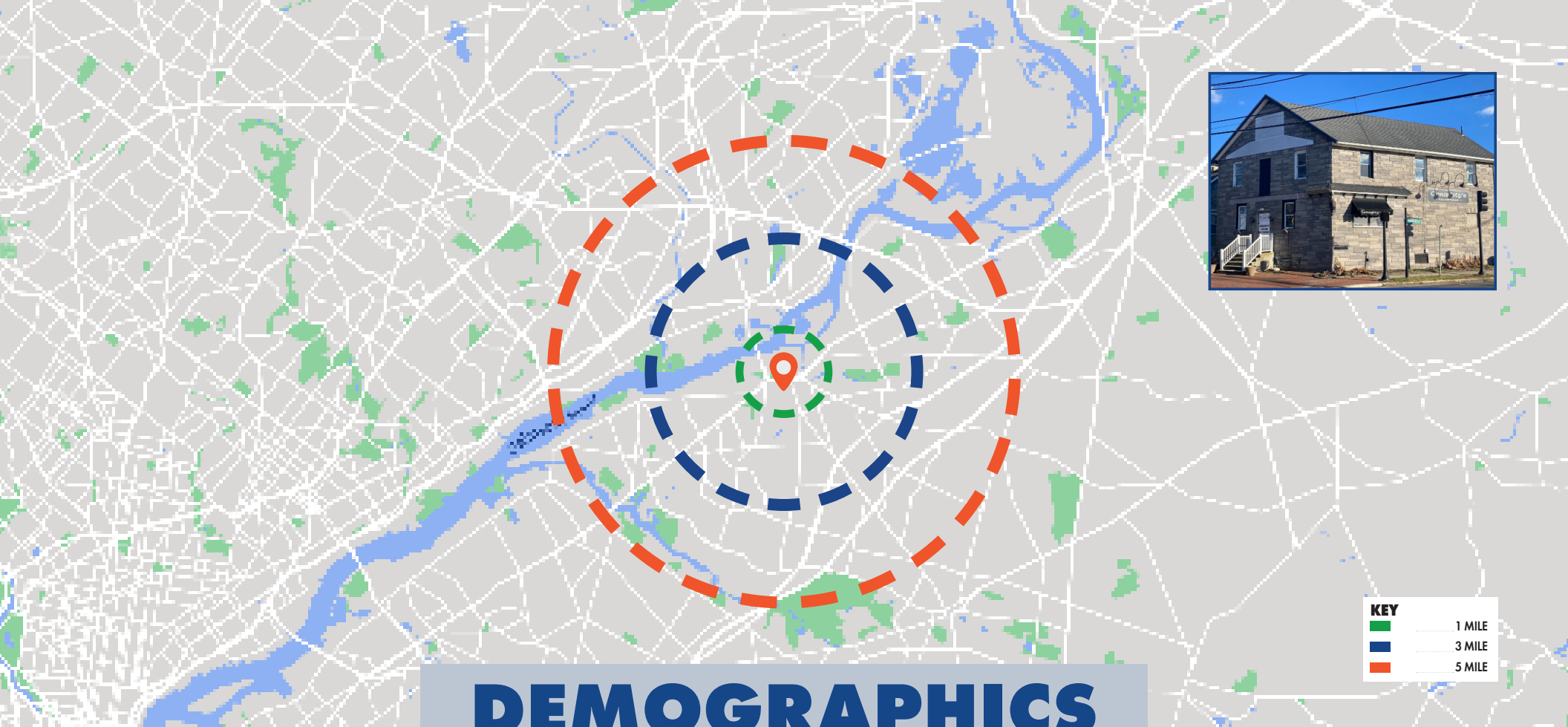


FOR SALE

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	8,675	74,398	175,985
PROJECTED 2028	8,960	76,771	181,031

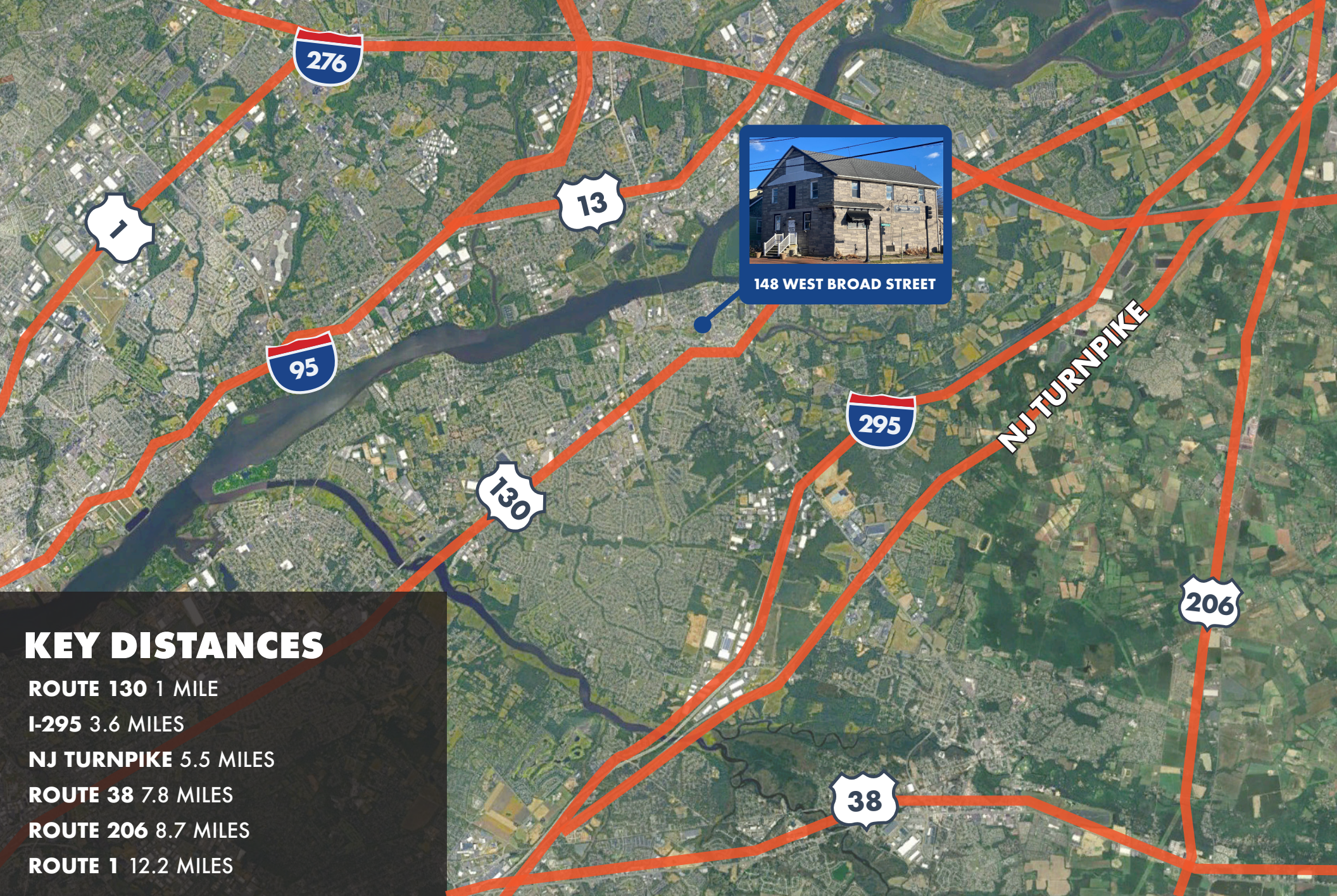
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	3,336	27,239	65,198
PROJECTED 2028	3,448	28,120	67,110

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$82,616	\$90,068	\$94,575
MEDIAN INCOME	\$65,473	\$72,102	\$76,622



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148 WEST BROAD STREET

KEY DISTANCES

- ROUTE 130 1 MILE
- I-295 3.6 MILES
- NJ TURNPIKE 5.5 MILES
- ROUTE 38 7.8 MILES
- ROUTE 206 8.7 MILES
- ROUTE 1 12.2 MILES



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NEARBY AMENITIES

DINING

- Asad's Hot Chicken
- B-UNOS
- Docs Pub Irish Sports Bar
- Blue Claw
- Burger King
- China Wok
- City Steaks
- Dunkin
- Evermore Coffee Roasters
- Golden Dawn Diner
- Ritas Water Ice
- Stewarts Drive In
- The Union House
- Wendys

RETAIL/GROCERY

- ACME Markets
- AutoZone
- Big Lots
- Burlington Kia
- Davis Honda
- Enterprise
- Normans Glass & Auto Service
- Public Storage
- Walgreens
- Wawa



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PROPERTY HIGHLIGHTS

SECOND FLOOR APARTMENT



BAR INTERIOR



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