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PRIME RETAIL & FLEX SPACE

515 WILLIAMSTOWN ROAD, SICKLERVILLE, NJ 08081

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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

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FOR SALE

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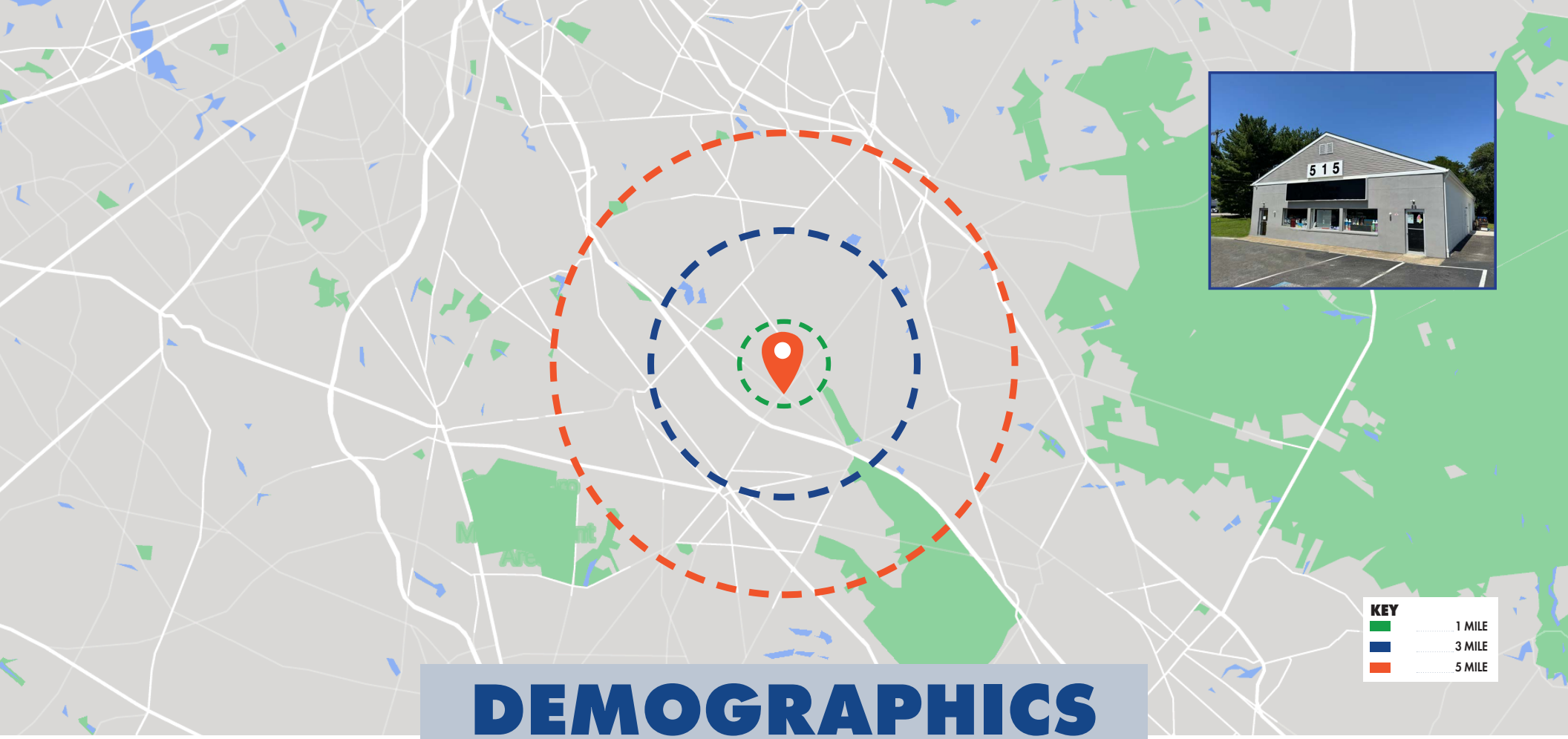


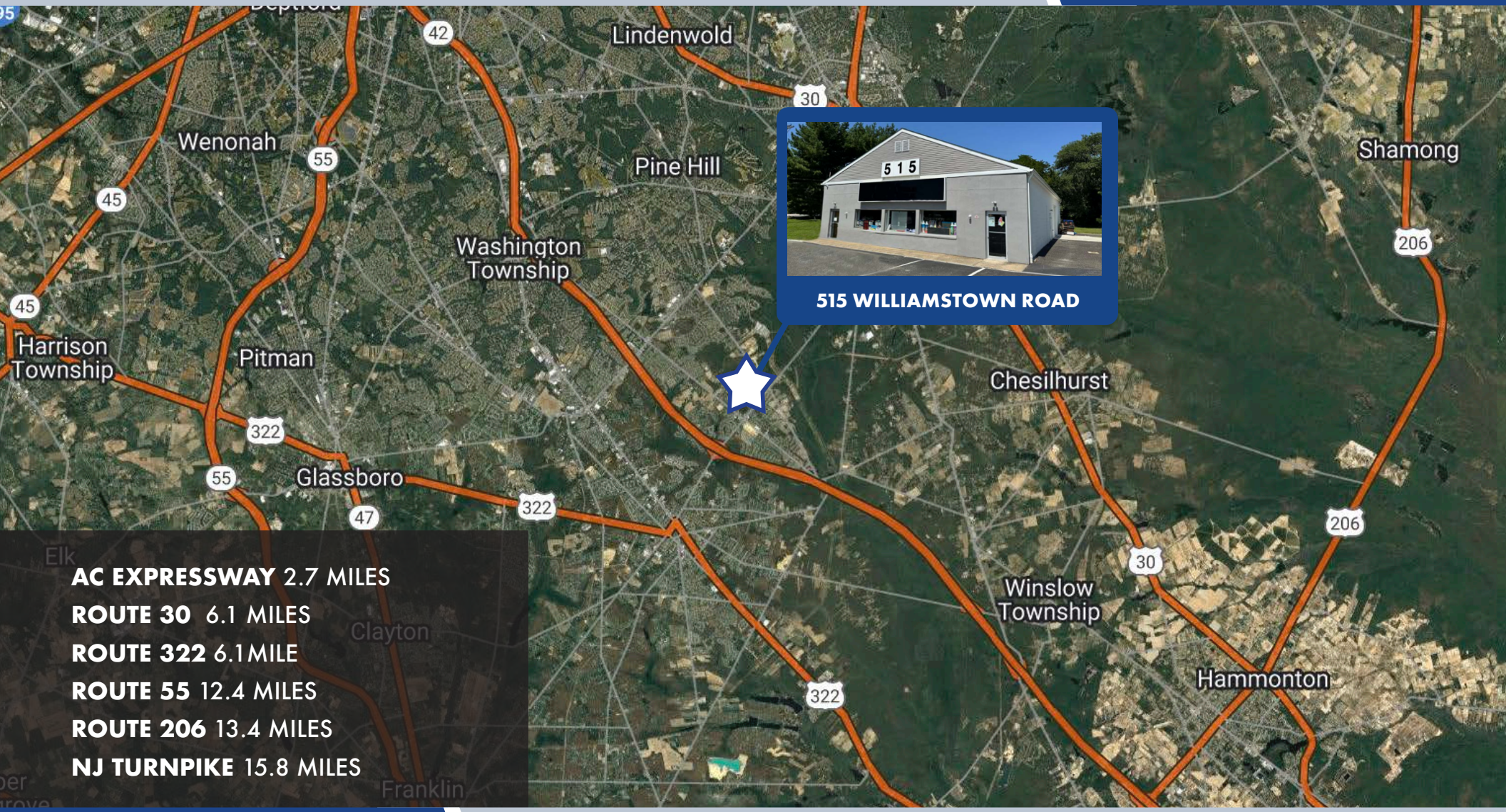
DEMOGRAPHICS

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



AC EXPRESSWAY 2.7 MILES
ROUTE 30 6.1 MILES
ROUTE 322 6.1MILE
ROUTE 55 12.4 MILES
ROUTE 206 13.4 MILES
NJ TURNPIKE 15.8 MILES

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NEARBY AMENITIES

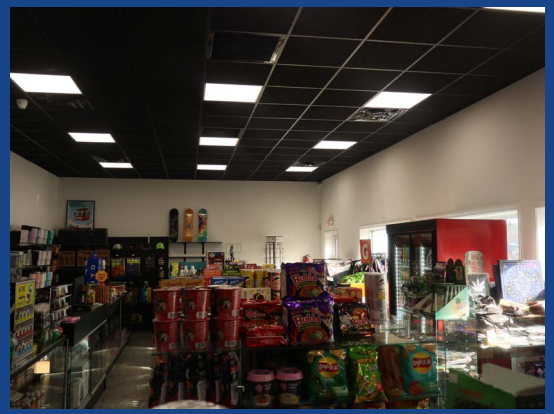
DINING

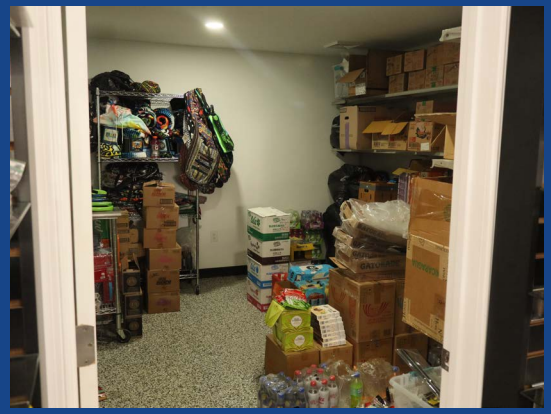
- Azul Tequila Mexican Restaurant & Bar
- Buffalo Bills BBQ
- Corrados Restaurant Pizzeria
- Dunkin
- Giulianas Pizza & Pasta House
- Sear Bar 2 Grill & Sports
- Sicklerville Soul Food
- Villa Deli

RETAIL/GROCERY

- Boost Mobile
- Conoco
- Dollar General
- El Mercadito Market
- Inspira Health
- Luca's Laundry
- Number 9 Tattoo
- Public Storage
- USPS
- Wawa

PHOTOGRAPHY





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