

856.797.1919
www.VantageRES.com
1873 Marlton Pike East, Suite 1C, Cherry Hill, NJ 08003

INVESTMENT OPPORTUNITY IN DOWNTOWN CAMDEN FOR SALE
331 MARKET STREET
📍 CAMDEN, NJ 08102

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OFFERING SUMMARY



BUILDING SIZE

+/- 2,326 SF



SALE PRICE

\$410,000



OCCUPANCY

Vacant

AREA HIGHLIGHTS

- ✓ One story storefront with off street parking in the university and support district of Camden city. The building is located at the corner of Third and Market Street and in walking distance to Rutgers Camden
- ✓ Camden, New Jersey, is undergoing a remarkable transformation, and at the heart of this revitalization are its thriving mixed-use properties. Located in Downtown Camden, NJ, this mixed-use property offers a dynamic fusion of residential, commercial, and recreational spaces that cater to a diverse array of lifestyles and needs
- ✓ Camden is emerging as a hub for innovation and entrepreneurship. An expanding educational and medical community are strong drivers for economic growth in the area. It is bring a diverse group of residents, business owners, and patrons to Downtown Camden
- ✓ Easy access to public transportation and major roadways makes commuting to Philadelphia and other neighboring cities a breeze, further enhancing the appeal of these properties



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	18,090	377,902	853,680
2028 POPULATION PROJECTION	18,508	385,791	865,665
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	5,539	162,336	340,440
2028 HOUSEHOLD PROJECTION	5,367	165,783	345,421
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$61,506	\$95,882	\$79,855
MEDIAN HOUSEHOLD INCOME	\$28,354	\$65,641	\$95,849

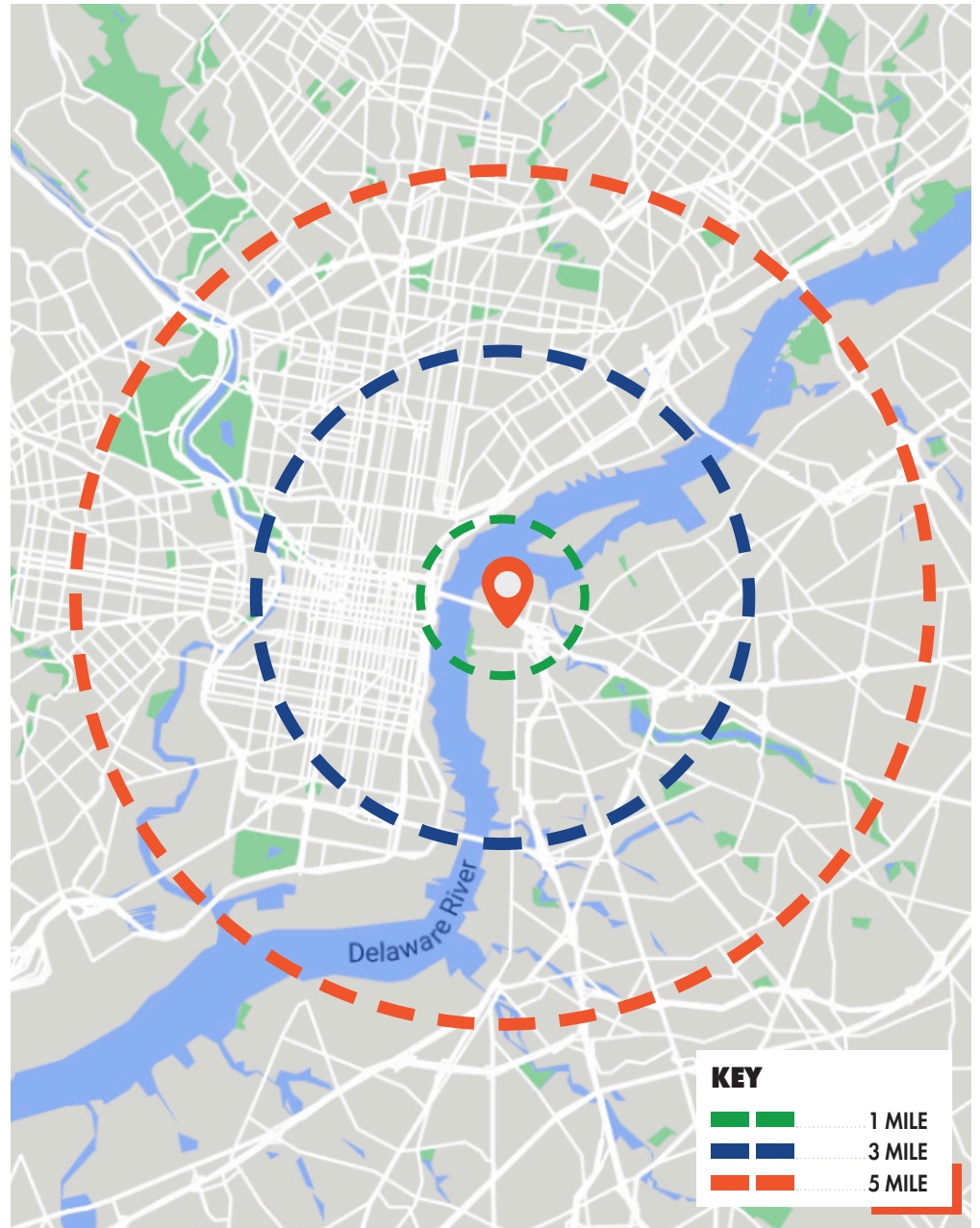
KEY DISTANCES

ROUTE 38
1.3 MILES

CENTER CITY
3 MILES

I - 295
6.6 MILES

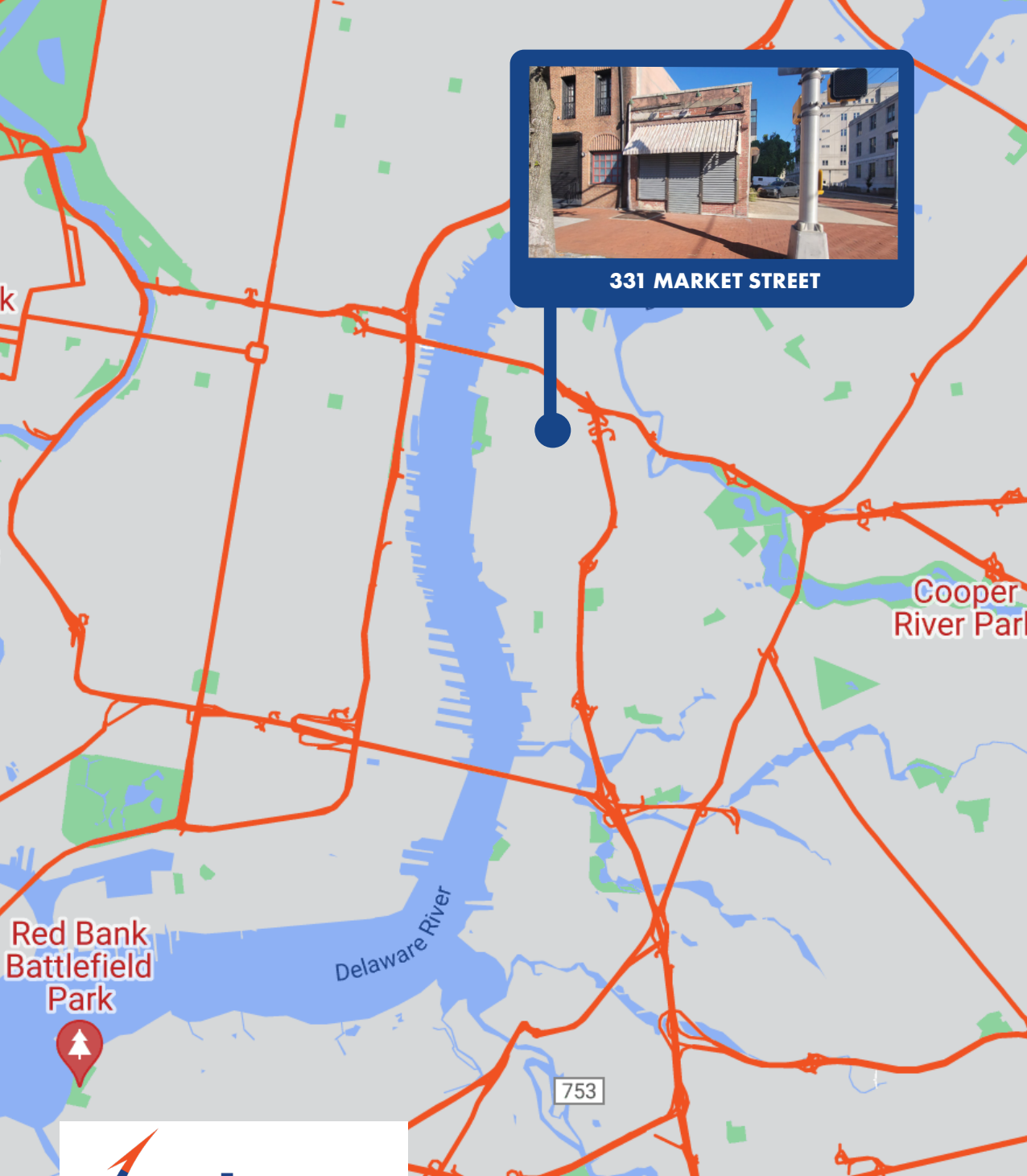
NJ TURNPIKE
9 MILES



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NEARBY AMENITIES

RETAIL

- Beauty Haven
- Best Western Plus
- Camden County Historical Society
- Camden Library
- Cooper University Hospital
- Dollar General
- Enterprise Rent-A-Car
- Family Dollar
- Fayers Market
- Harbor Freight Tools
- Hilton Garden Inn Waterfront
- King Liquor
- Liberty Gas
- Rutgers University
- Subaru

DINING

- Checkers
- Corinnes Place
- Dairy Queen
- Donkeys Place
- Dunkin
- Haddon Nutrition
- Lascalas Birra
- Marios Pizza
- McDonalds
- New Hong Kong Chinese
- Starbucks
- Super Crown Fried Chicken
- Wildfire Lounge



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