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



FREE-STANDING RETAIL/INDUSTRIAL BUILDING 324-332 SOUTH BURNT MILL ROAD, VOORHEES, NJ 08043



PROPERTY SUMMARY

Price:

Lease: \$12/SFNNN(NNN = \$4/SF)

Sale: \$2,375,000

Size:

Building Size: +/- 19,460 SF

Total Acreage: +/- 4.01 AC

Other:

Signage: Pylon & Facade

Parking: +/- 140 Spaces

Zoning: B- Business

Traffic Count: +/- 14,358 VPD

Taxes: \$57,681.96 (Both Properties)

Power & Measurements:

Electrical Power:

- 1200 AMP

- 8 200 AMP Panels

- 120/208 Volts

- 3 Phase 4 Wire

Ceiling Height:

- 13' Drop Ceiling Track

- 15.5' to Beam

- 18' to Deck

PROPERTY HIGHLIGHTS

INTERIOR



ENTRYWAY & VESTIBULE

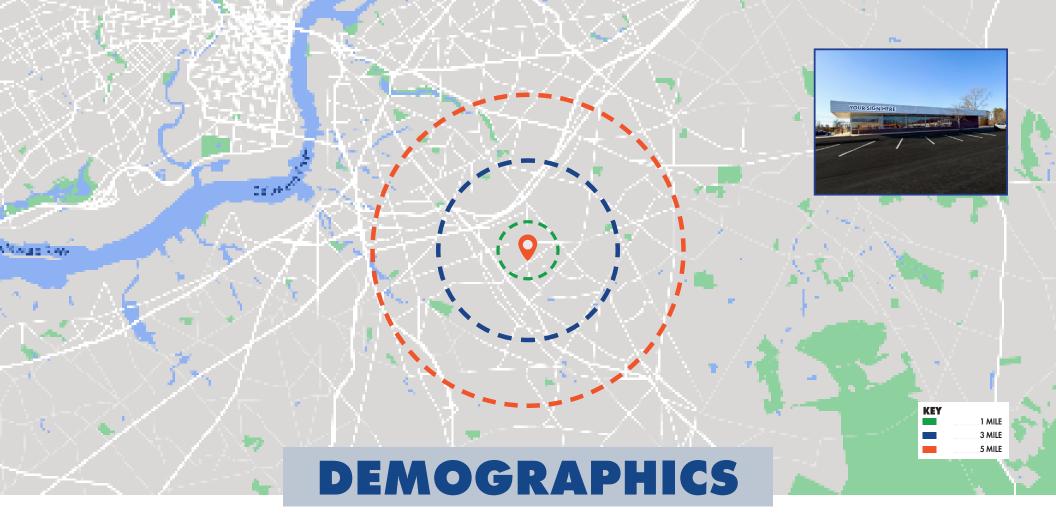


LOADING DOCK



- + +/- 19,460 SF of free-standing retail/industrial/office space along heavily trafficked Burnt Mill Road, this unique property offers exceptional visibility, including +/- 163' of street frontage in the heart of Voorhees, Camden County
- + Strategically positioned in Voorhees, adjacent to Somerdale, Magnolia and Startford, the building is conveniently located near major Camden County roads including Somerdale, Evesham, White Horse Roads, and the White Horse Pike. Nearby highways include I-295 and the NJ Turnpike
- + Nearby amenities include Sweet Eats Bakery, Voorhees Town Center, Wawa, and The Legacy Club Golf Course & Country Club

856,797,1919



POPULATION					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE 2023	15,070	91,867	252,811		
PROJECTED 2028	15,087	91,483	251,819		

HOUSEHOLDS					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE 2023	6,601	36,354	100,548		
PROJECTED 2028	6,601	36,186	100,138		

INCOME					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE INCOME	\$95,369	\$112,959	\$116,963		
MEDIAN INCOME	\$75,611	\$88,158	\$92,846		







FOR SALE OR LEASE