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

FOR
SALE
OR
LEASE



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



PROPERTY SUMMARY

Price:

Lease: \$12/SF NNN (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



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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



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DEMOGRAPHICS

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



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KEY DISTANCES

- ROUTE 30 2 MILES
- I-295 3 MILES
- ROUTE 70 4.6 MILES
- NJ TURNPIKE 7 MILES
- ROUTE 42 7.7 MILES
- I-95 12.2 MILES



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