



DEVELOPMENT OPPORTUNITY
AVAILABLE FOR SALE

TWO MID-RISE APARTMENT BUILDINGS

54 TOTAL UNITS

601-633 COOPER STREET
BEVERLY, NJ

CONTACT

REBECCA TING, SIOR
(856) 234-9600
rebecca.ting@naimertz.com

JULIE KRONFELD, SIOR
(856) 802 6516
julie.kronfeld@naimertz.com

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BUILDING A

FOUR-STORY APARTMENT BUILDING
37,492 SF TOTAL | 9,373 SF PER FLOOR

39 Total Units

- **23** one bedroom units
- **16** two bedroom units

8 garages

8 storage closets

75 parking spots



BUILDING B

THREE-STORY APARTMENT BUILDING
15,192 SF TOTAL | 5,064 SF PER FLOOR

15 Total Units

- **9** one bedroom units
- **6** two bedroom units

30 parking spots



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LOCATION INFORMATION



River Line Beverly Station is less than a block away offering rail commuting to Trenton, Camden, and Philadelphia via a PATCO transfer.

The site is one mile from Route 130 providing easy access to bridges to Philadelphia and I-95. The New Jersey Turnpike and I-295 are within a 15-minute drive.

Distance to:

Route 130	1.2 mi
Burlington Bristol Bridge	4.0 mi
I-295 (EXit 47)	5.2 mi
NJ Turnpike (Exit 5)	8.0 mi
Tacony-Palmyra Bridge	8.5 mi
Betsy Ross Bridge	11.2 mi
Ben Franklin Bridge	16.0 mi

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COMMUTING TIMES VIA RIVER LINE

CAMDEN | 34 MIN

TRENTON | 43 MIN

PHILADELPHIA | 49 MIN

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DEMOGRAPHICS

POPULATION	0.25 mi	0.5 mi	1.0 mi
Total Population	907	2,438	8,673
Average Age	47.1	43.1	40.6
Average Age (Male)	52.3	46.5	41.2
Average (Female)	44.4	41.8	41.1

HOUSEHOLDS & INCOME	0.25 mi	0.5 mi	1.0 mi
Total Households	417	1,056	3,515
People per Household	2.2	2.3	2.5
Average Household Income	\$72,029	\$78,946	\$79,151
Average House Value	\$168,357	\$162,422	\$150,460

SCHOOL DISTRICT

PRE-K - 8TH GRADE	
Beverly City School	601 Bentley Ave, Beverly, NJ 9 min walk / 2 min drive

HIGH SCHOOL	
Palmyra High School	311 W 5th St, Palmyra, NJ 18 min drive

PRIVATE SCHOOLS	
Benjamin Banneker Preparatory Charter School	Pre K - 8
11 S. Sunset Road, Willingboro, NJ	5 min drive
Holy Cross High School	High School
5035 Route 130, Delran, NJ	10 min drive



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