

## RETAIL BUILDING FOR SALE OR LEASE

### 424 WHITE HORSE PIKE | MAGNOLIA | NJ



### Contact Us

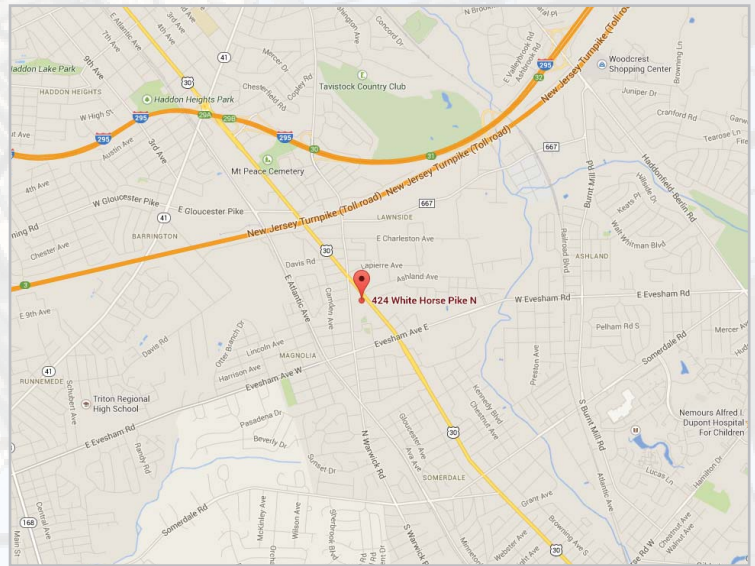
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#### Building Features

Location	424 White Horse Pike Magnolia, NJ
Size/SF Available	+/-7,000 sf
Asking Sale Price Asking Lease Price	\$850,000 (\$121.43/sf) \$12.00/sf NNN
Parking	6.25/1,000 sf
Occupancy	Available for immediate occupancy
Signage	Building and monument signage available
Property Description	Highly visible single story retail building with abundant parking available for immediate occupancy/purchase. This former Advance Auto retail building offers a great open retail space with the flexibility to fit any type of retail or professional use.
Area Description	Located in Magnolia, NJ on heavily travelled White Horse Pike (Route 30) within minutes from I-295 and quick access to Southern New Jersey key towns and Philadelphia. This highly visible property is located within a densely populated area with excellent demographics. The subject property is located in busy retail corridor offering many amenities and large box retailers nearby.

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## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	9,322	103,035	270,546
Household	3,589	40,531	108,165
Median HH Income	\$55,920	\$69,331	\$65,681
Avg HH Income	\$69,507	\$88,868	\$85,454
Traffic Count	32,495 (White Horse Pike & Nelson Avenue)		

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