



3104 BRIDGEBORO ROAD | DELRAN, NJ

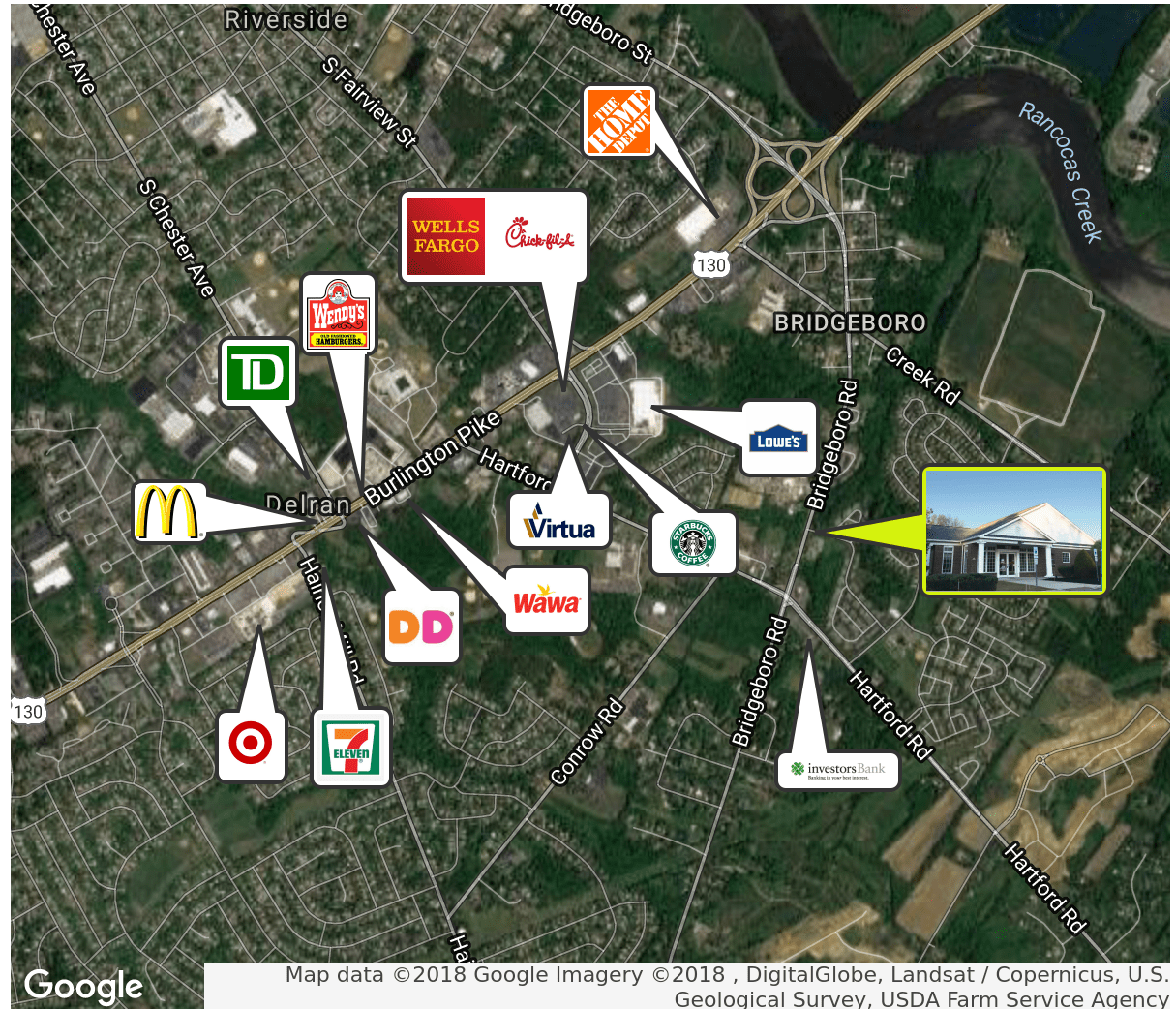


## PROPERTY DESCRIPTION

<b>Location</b>	3104 Bridgeboro Road Delran, NJ 08075
<b>Size / SF Available</b>	2,958 SF
<b>Sale Price</b>	\$595,000
<b>Occupancy</b>	Available for immediate occupancy
<b>Signage</b>	Building and pylon signage available
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Fit-out, free standing former bank branch for sale</li> <li>• Situated on +/- 4.26 acres</li> <li>• Three drive thru teller lanes</li> <li>• Abundant parking (22 Spaces) Ideal for medical, office, full-service &amp; quick service restaurants</li> <li>• Available for immediate occupancy</li> <li>• Building and Pylon signage available</li> <li>• Within close proximity to Route 130 and easy access to Philadelphia</li> </ul>

## Contact Us

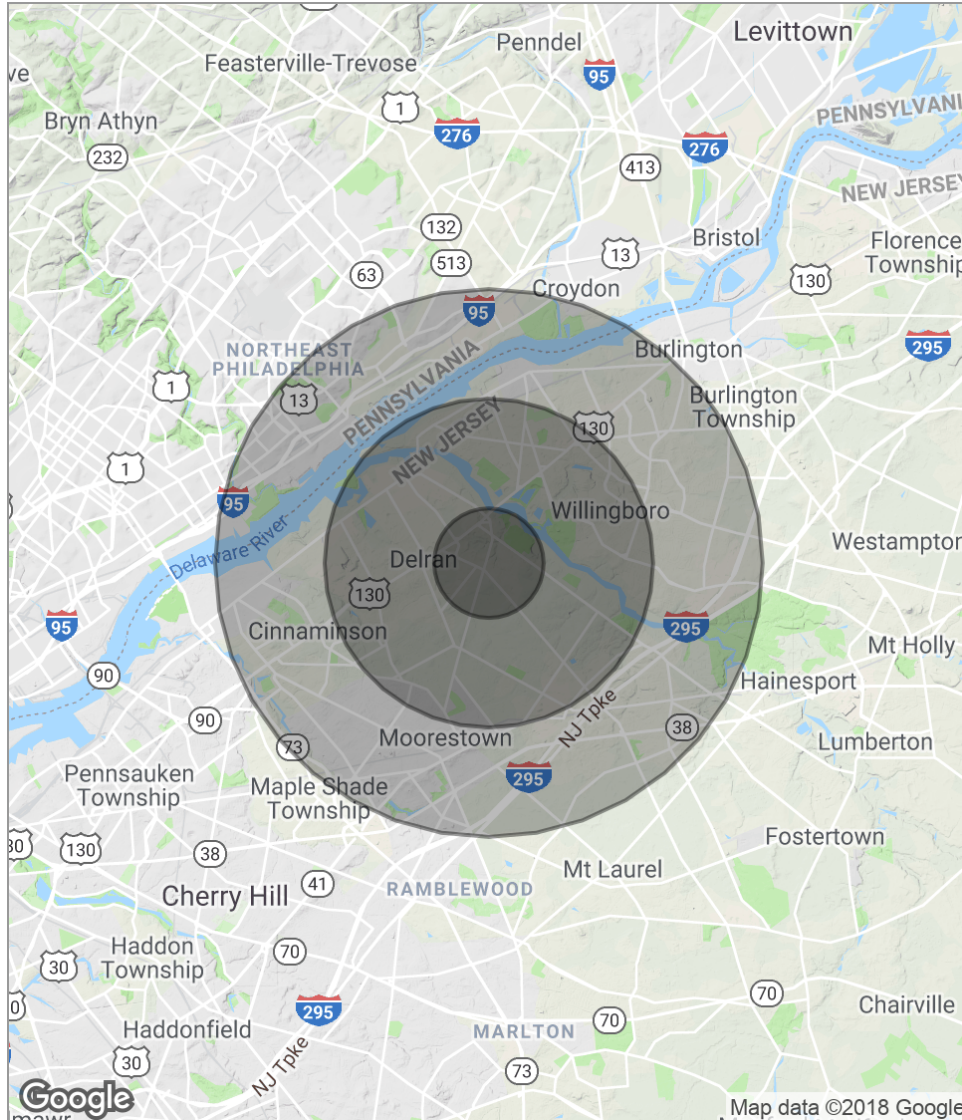
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,559	59,272	176,485
Median age	37.5	39.3	40.7
Median age (male)	34.6	38.9	39.3
Median age (Female)	39.4	39.7	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,011	21,587	64,885
# of persons per HH	2.8	2.7	2.7
Average HH income	\$101,673	\$102,824	\$91,000
Average house value	\$296,466	\$257,722	\$280,069

*\* Demographic data derived from 2010 US Census*

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