



545 ROUTE 73 | BERLIN, NJ

PROPERTY DETAILS & HIGHLIGHTS

Property Address	545 Route 73, Berlin, NJ
Property Subtype	35,000 SF
Lot Size	3.8 Acres
Sale Price	\$2,800,000
Lease Price	\$9.00/ SF NNN

- Fitness Recreation property located in the heart of the Berlin Business District on Route 73
- Zoning: C2
- Situated on 3.8 Acres
- Operational Fitness Center
- Near many national retail uses, office complexes and adjacent to Sahara Sams
- Open Gym floor area with small training rooms
- Full Locker room with showers for both Men and Women
- Pool within the property
- Convenient Access to Route 73, I-295, AC Expressway and The New Jersey Turnpike
- Excellent signage opportunity

Contact Us

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- Abundant Parking
- Location is surrounded by some of the region's most prestigious retail, health care providers and professional office users
- Building and pylon signage available
- Well maintained and landscaped property
- Located in densely populated area

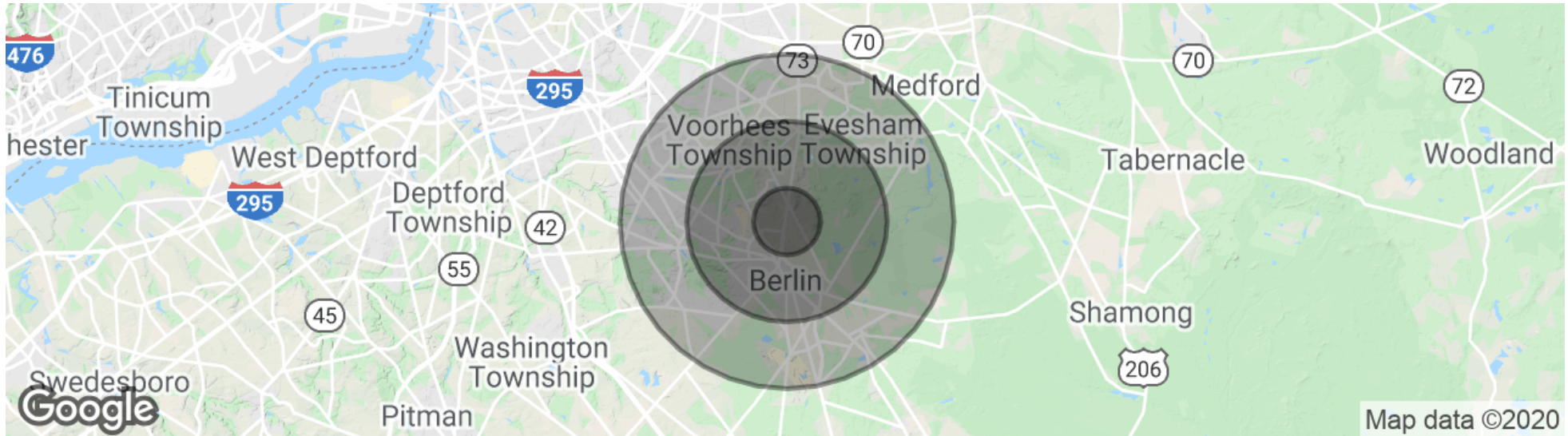
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,375	43,731	128,250
Median age	40.8	40.0	39.7
Median age (Male)	41.5	38.8	37.9
Median age (Female)	39.7	40.9	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,844	15,390	47,155
# of persons per HH	2.9	2.8	2.7
Average HH income	\$117,207	\$103,686	\$97,534
Average house value	\$478,912	\$442,875	\$349,218

* Demographic data derived from 2010 US Census



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