



HIGHLY VISIBLE MULTI-PURPOSE BUILDING FOR SALE OR LEASE



350 ROUTE 73 | BERLIN, NJ

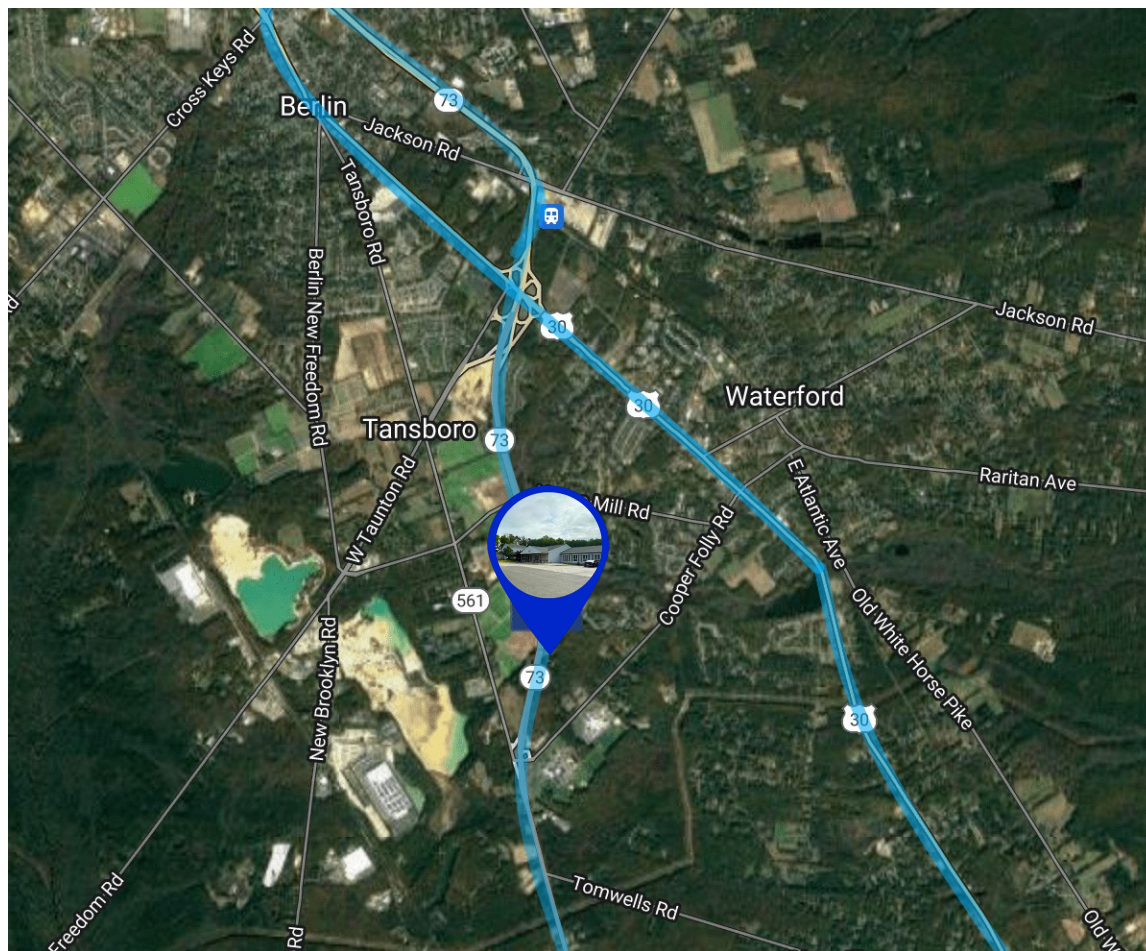


Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location	350 Route 73 Berlin, NJ 08009
Size / SF Available	22,000 SF
Lease / Sale Price	Call for information
Property / Area Description	<ul style="list-style-type: none"> • Situated on +/- 5 acres • Building currently occupied as a fitness center with various rooms • Second floor is utilized for fitness classes • In-door pool in rear of the building • Excellent for Retail/Medical Users • All equipment is included • Directly across from multi-family development • Abundant parking • Direct access on Route 73 • Easy access to Routes 561 and 30 with close proximity to Atlantic City and Philadelphia



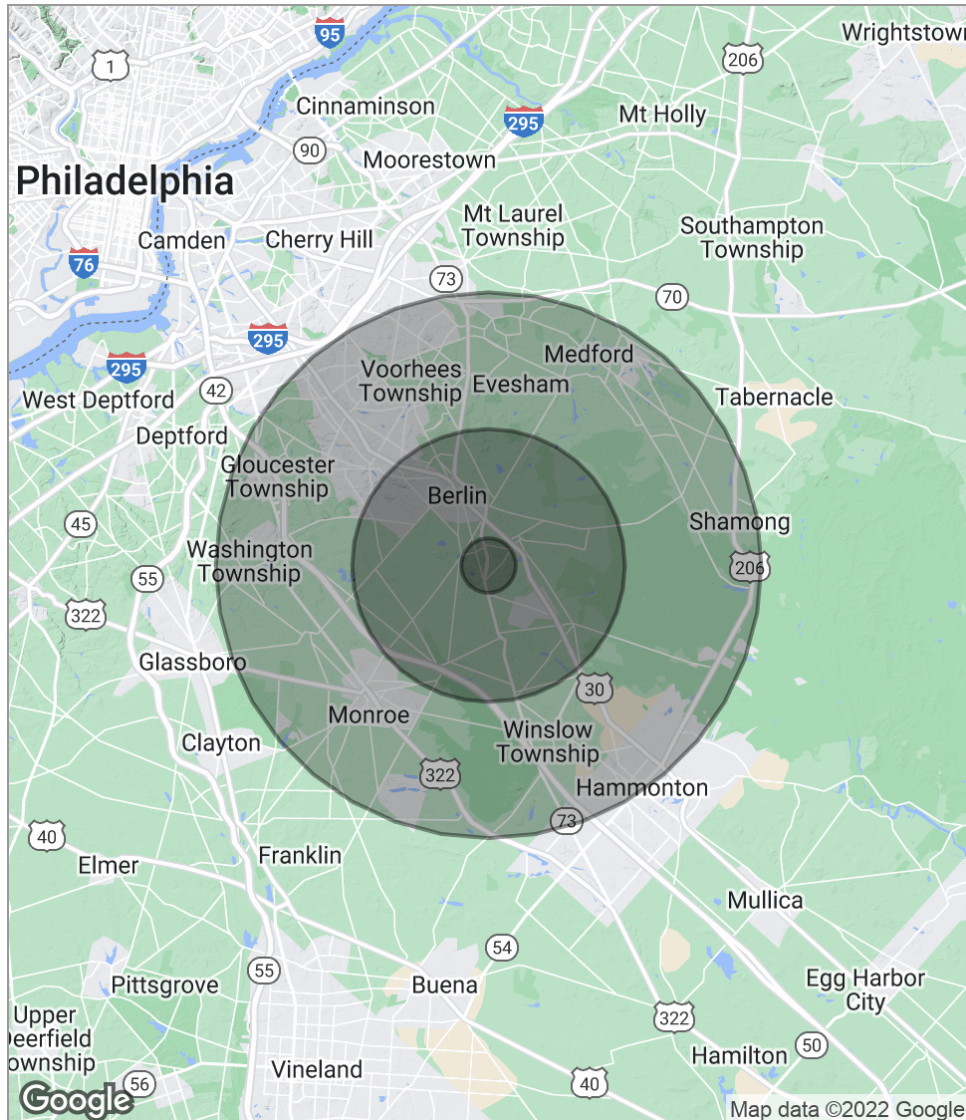
Contact Us

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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,902	66,012	351,145
Median age	40.4	38.8	38.6
Median age (male)	36.9	36.5	36.9
Median age (Female)	43.8	41.1	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	692	23,329	128,015
# of persons per HH	2.7	2.8	2.7
Average HH income	\$72,793	\$84,447	\$89,301
Average house value	\$260,095	\$284,145	\$300,679

** Demographic data derived from 2010 US Census*



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ADDITIONAL PHOTOS



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