



**MOUNT EPHRAIM PLAZA
2780 MOUNT EPHRAIM AVE
CAMDEN, NJ**

CONTACT:

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PROPERTY DESCRIPTION

- Location:** Mount Ephraim Plaza
2780 Mount Ephraim Ave
Camden, NJ 08104
- Size/SF:**
- +/- 14,537 SF building
 - Situated on .96 acres
- Sale Price:** Call for information
- Signage:** Exclusive pylon signage on Black Horse Pike

PROPERTY HIGHLIGHTS

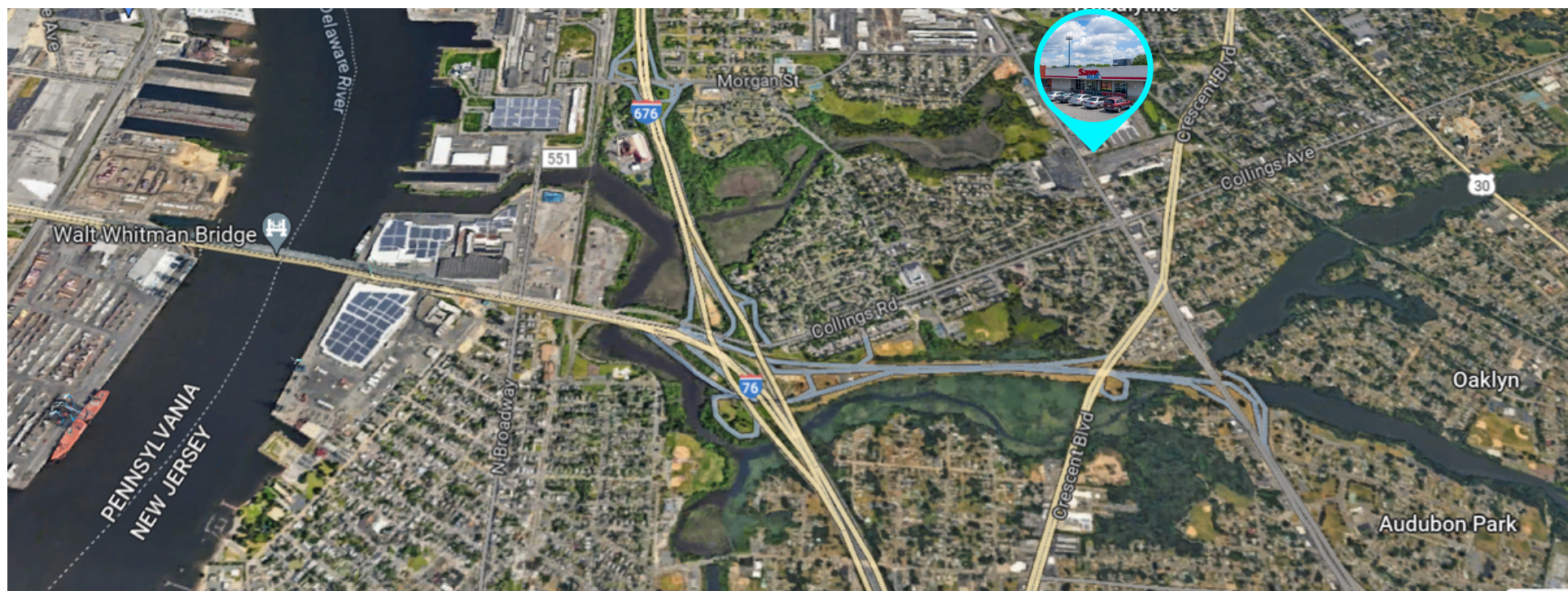
- Well below replacement cost
- Retail center within close proximity to Camden County Administrative offices
- Ceiling Height: +/- 18'
- Drive-ins: 1
- Join Metro PCS, Little Caesar's, and Family Dollar
- Surrounded by national retailers:
 - McDonald's
 - Popeye's
 - Dunkin Donuts
 - Auto Zone



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

LOCATION HIGHLIGHTS

- Easy access to White Horse Pike and Crescent Boulevard
- Less than 15 minutes (7 miles) from Philadelphia, PA



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	23,416	152,311	494,365
HOUSEHOLDS	8,951	56,937	200,175
AVG. HH INCOME	\$61,818	\$83,560	\$103,337

TRAFFIC COUNT

Black Horse Pike	- 16,325 VPD / .07 miles
Crescent Boulevard	- 42,674 VPD / .20 miles
Collings Avenue	- 10,305 VPD / .21 miles

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ADDITIONAL IMAGES



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