

# WAREHOUSE / RETAIL SPACE FOR SALE

283 - 289 NORTH WILLOW STREET, TRENTON NJ 08618

WALKING DISTANCE TO DOWNTOWN TRENTON



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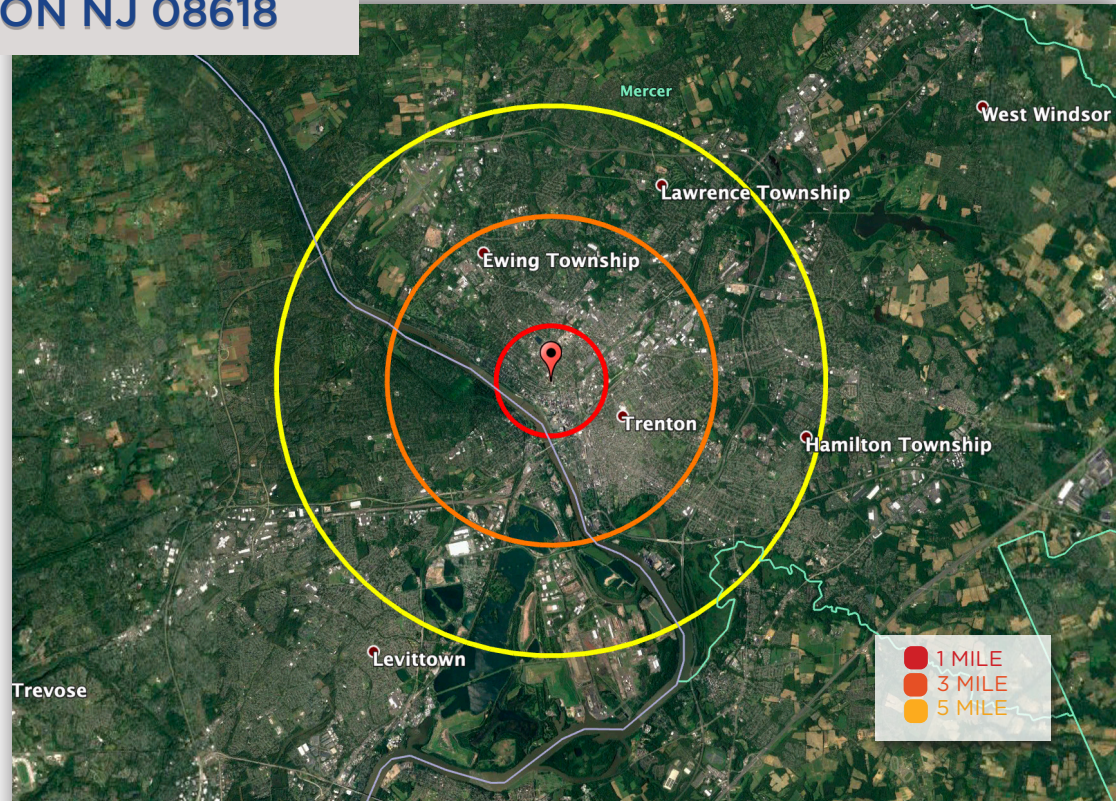
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### Offering Summary

- Building Size:** +/- 15,000 SF
- Acreage Available:** +/- 0.41 acres
- Sale Price:** \$275,000
- Parking:** 7 spaces
- Zoning:** R-B Industrial
- Taxes:** \$10,522 / year
- Signage:** Building signage

### Property/Area Highlights

- + The property consists of a +/- 12,000 SF warehouse space with 3 drive in doors and 1 small truck loading dock and a +/- 3,000 SF mix use office or retail space
- + Minutes from Route 1, Route 29, and Route 295 and in close proximity to the New Jersey Turnpike and Pennsylvania
- + Property is surrounded by residential and retail spaces and can be a development opportunity near downtown



### 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>EST. POPULATION:</b>	24,988	147,145	240,407
<b>EST. HOUSEHOLDS:</b>	9,987	51,814	87,393
<b>AVG. HOUSEHOLD INCOME:</b>	\$43,523	\$70,796	\$85,857



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