

# FREE STANDING COMMERCIAL BUILDING FOR SALE OR LEASE

8004 ROUTE 130, DELRAN, NJ 08075

CURRENTLY OPERATING AS A CAR DEALERSHIP



## PETER ABDALLAH

Director of Client Services  
T: 856.797.1919 x101  
C: 609.505.3993  
E: Peter.Abdallah@VantageRES.com

## LEOR HEMO

President & Chief Executive  
T: 856.797.1919 x100  
C: 215.514.1750  
E: Leor.Hemo@VantageRES.com

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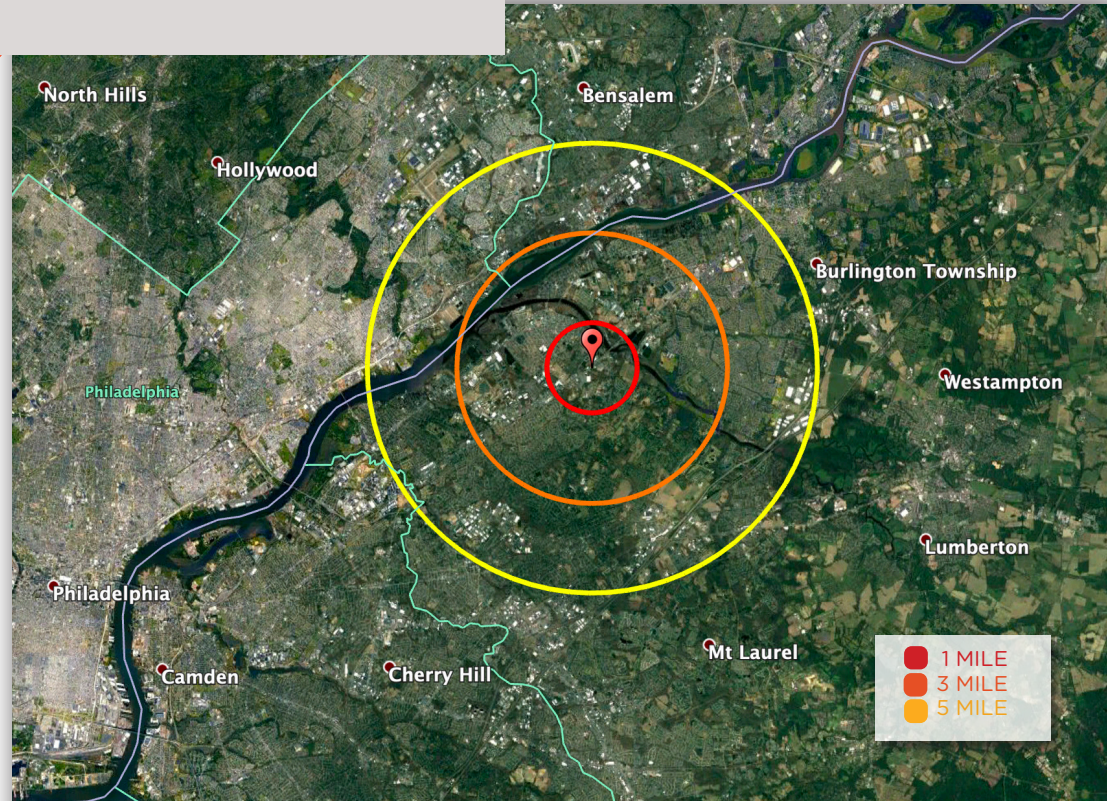
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### Offering Summary

- Building Size:** +/- 4,908 SF
- Acerage Available:** 1.68 acres
- Sale Price:** \$1,800,000
- Lease Rate:** Call for details
- Signage:** Façade
- Parking:** 100 spaces
- Occupancy:** Immediate

### Property/Area Highlights

- + The property is located within a development corridor along Route 130 and is in close proximity to Hartford Corners Shopping Center, home to Lowes and Shoprite
- + +/- 210 ft of street frontage along heavily trafficked Route 130
- + Adjacent property has truck repair and parking



### 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>EST. POPULATION:</b>	5,933	57,958	218,616
<b>EST. HOUSEHOLDS:</b>	2,116	21,645	80,915
<b>AVG. HOUSEHOLD INCOME:</b>	\$107,222	\$102,256	\$98,521

**TRAFFIC COUNT: 46,714 VPD**



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