

# COMMERCIAL BUILDING FOR SALE OR LEASE

2913 ROUTE 130, DELRAN, NJ 08075

CURRENTLY USED AS A CAR DEALERSHIP



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### Offering Summary

**Building Size:** +/- 800 SF

**Lot Size:** +/- 1.65 Acres

**Sale Price:** \$1,400,000

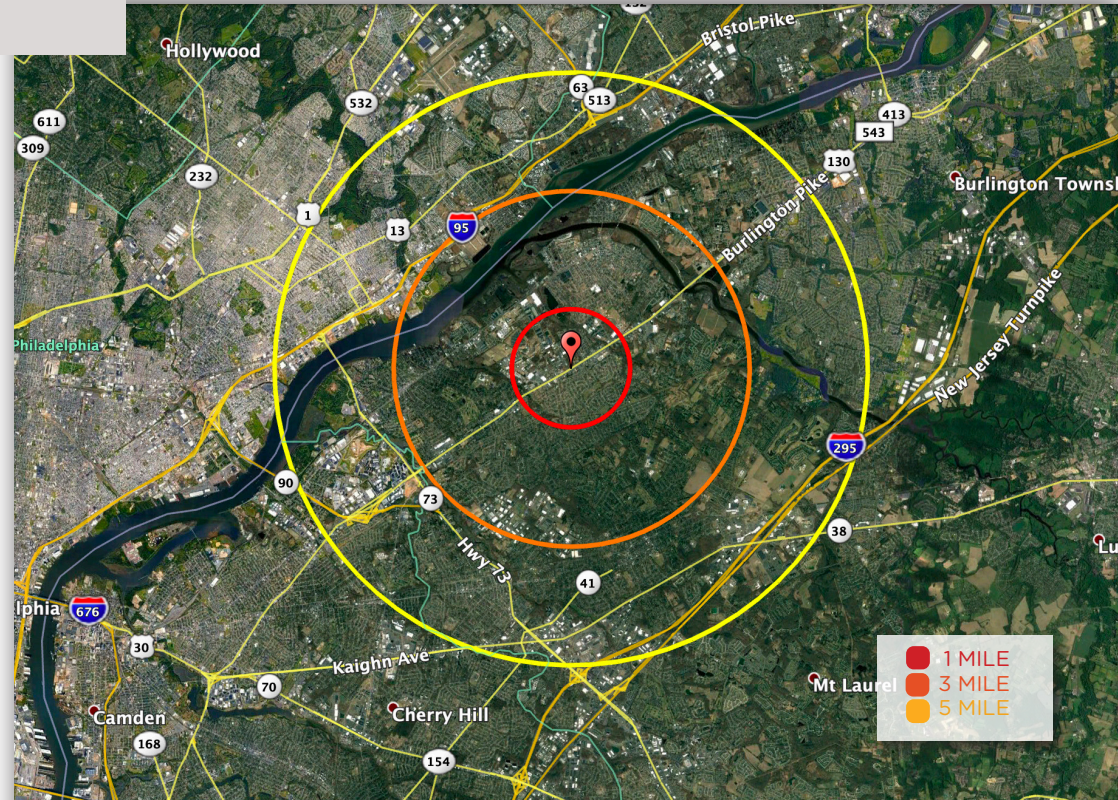
**Asking Lease Rate:** \$8,000/month gross

**Signage:** On route 130 & building

**Parking:** 50 cars

### Property/Area Highlights

- + Newly renovated building, currently used as a car dealership
- + Located within a development corridor along Route 130. In close proximity to Super Wawa, Sam's Wholesale Club, and Walmart
- + Parking lot was approved for expansion
- + Approximately 318 ft of frontage along Route 130



### 2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>EST. POPULATION:</b>	8,470	65,342	253,213
<b>EST. HOUSEHOLDS:</b>	3,181	21,710	94,173
<b>AVG. HOUSEHOLD INCOME:</b>	\$100,432	\$115,514	\$90,071

**TRAFFIC COUNT: 50,404 VPD**



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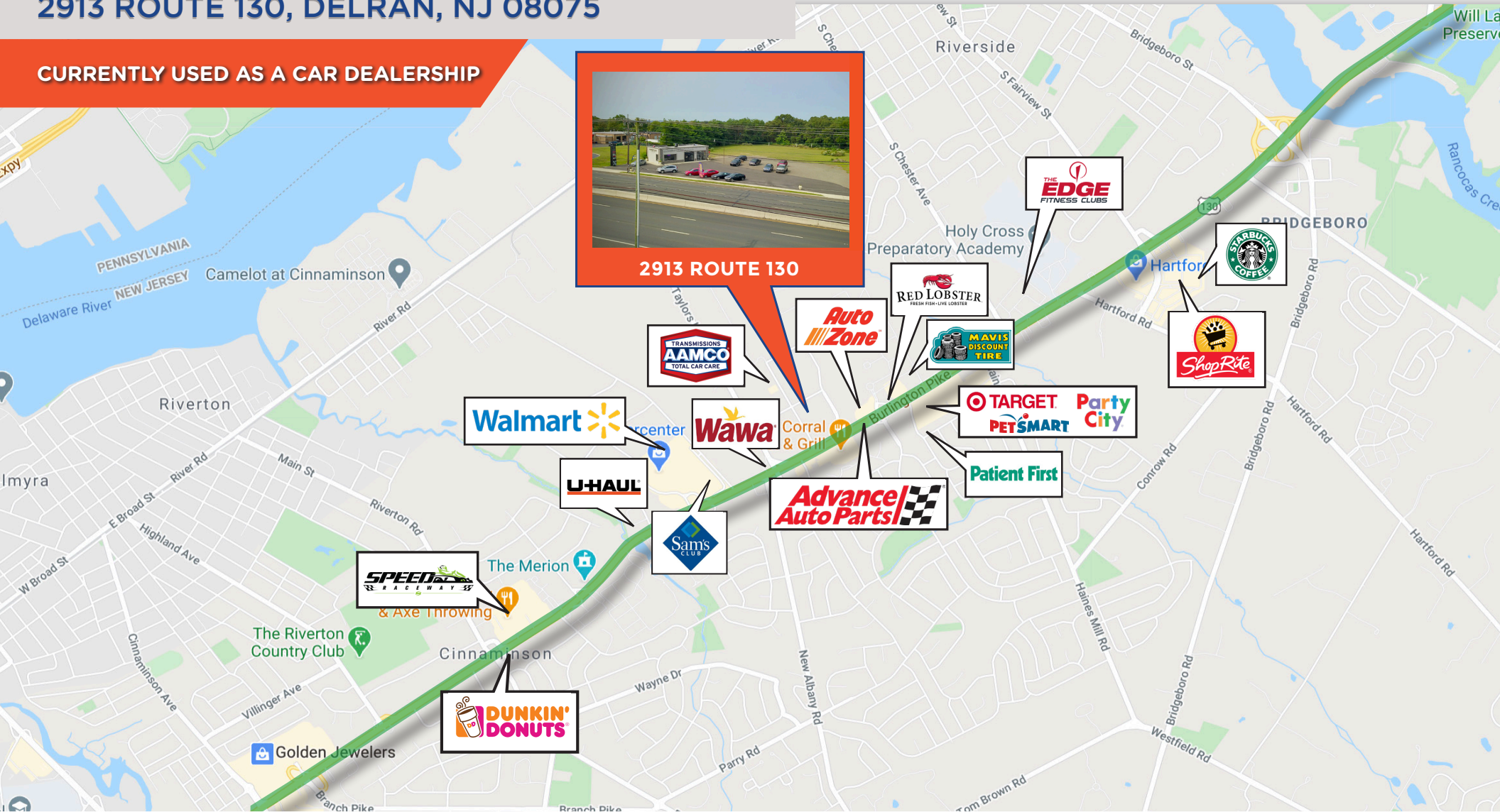
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