

327 EAST EVESHAM AVENUE

MAGNOLIA, NJ

±0.75 ACRES AVAILABLE FOR SALE OR LEASE
PRICE AVAILABLE UPON REQUEST

JOIN

Walgreens



property highlights.

- \$106,231 Average Household Income within 3 Miles
- Daytime population over 240,000 within 5 Miles
- Access to White Horse Pike with 30,748 VPD
- Pylon signage available
- Cross easements with Walgreens for multiple access points
- Up to ±6,900 SF building previously approved
- Approved commercial variance in place

stats.

2020 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,541	101,724	269,534
EST. HOUSEHOLDS	3,953	40,034	108,000
EST. AVG. HH INCOME	\$78,045	\$103,888	\$102,079

TRAFFIC COUNT: EVESHAM AVENUE 11,044 VPD *ESRI 2018



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ

get in touch.

SAM THIERS

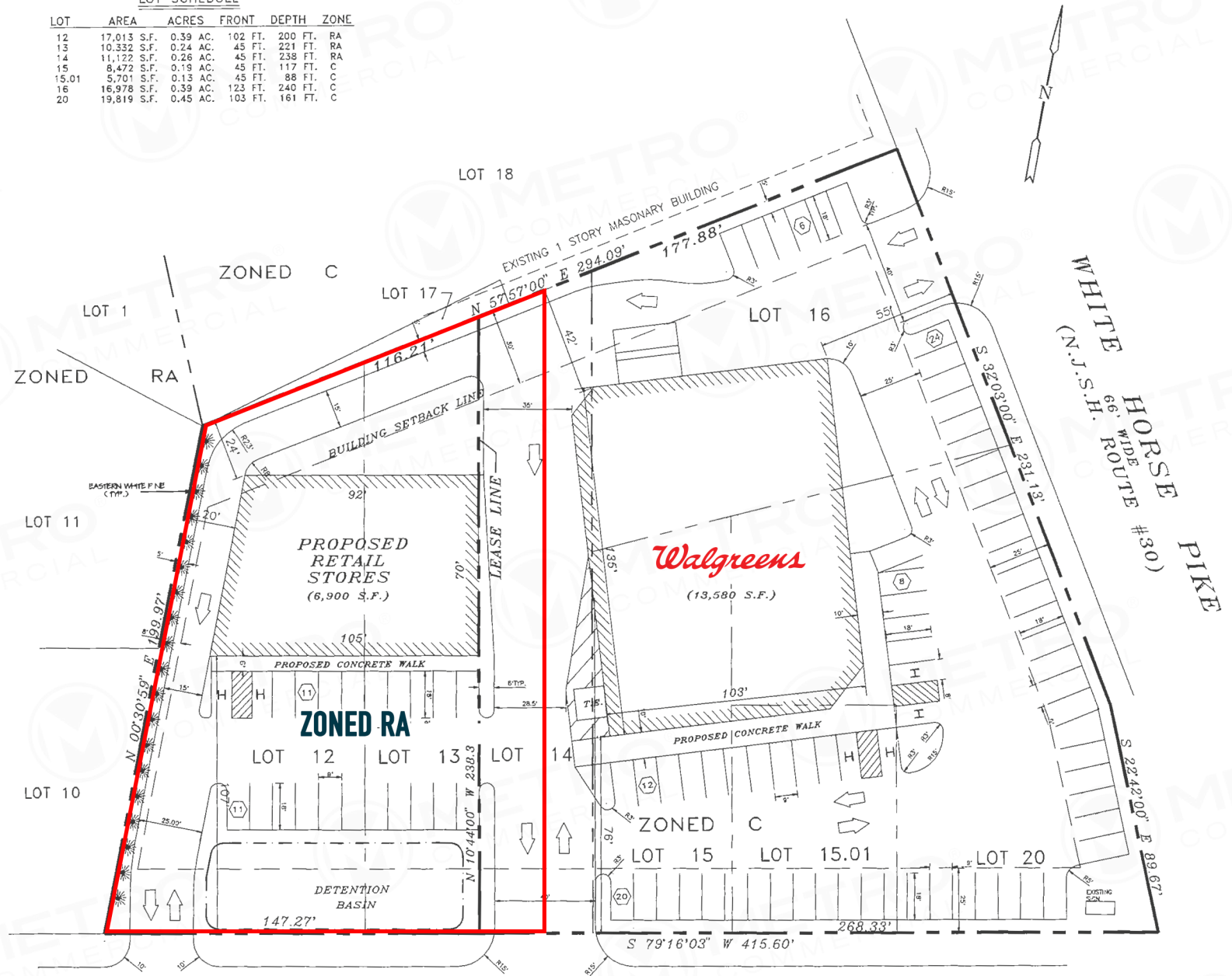
office 610.825.5222
direct 610.260.2665
stheirs@metrocommercial.com

BRENDAN MULLIGAN

office 610.825.5222
direct 610.260.2688
bmulligan@metrocommercial.com

LOT SCHEDULE

LOT	AREA	ACRES	FRONT	DEPTH	ZONE
12	17,013 S.F.	0.39 AC.	102 FT.	200 FT.	RA
13	10,332 S.F.	0.24 AC.	45 FT.	221 FT.	RA
14	11,122 S.F.	0.26 AC.	45 FT.	238 FT.	RA
15	8,472 S.F.	0.19 AC.	45 FT.	117 FT.	C
15.01	5,701 S.F.	0.13 AC.	45 FT.	88 FT.	C
16	16,978 S.F.	0.39 AC.	123 FT.	240 FT.	C
20	19,819 S.F.	0.45 AC.	103 FT.	161 FT.	C



PREVIOUSLY APPROVED PLAN

EVESHAM 66' WIDE ROAD

APPROVED COMMERCIAL VARIANCE IN PLACE

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.15.19

**327 EVESHAM AVENUE
MAGNOLIA, NJ**





WHITE HORSE PIKE 30,748 VPD

±0.75 ACRES

Walgreens

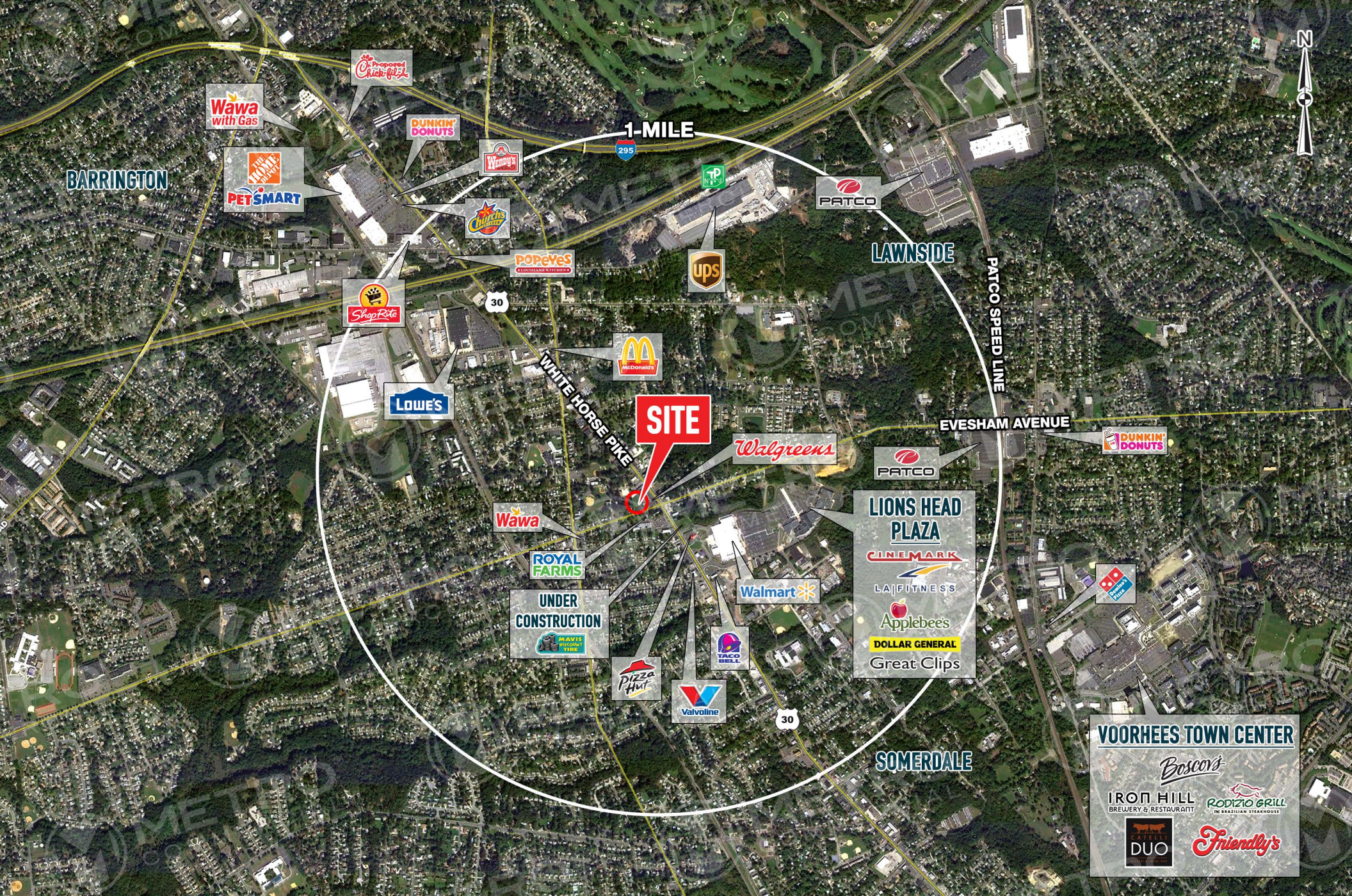
ROYAL FARMS

EVESHAM AVENUE 11,044 VPD

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.15.19

327 EVESHAM AVENUE
MAGNOLIA, NJ





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.15.19

327 EVESHAM AVENUE
MAGNOLIA, NJ





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.15.19

**327 EVESHAM AVENUE
MAGNOLIA, NJ**

