

FOR SALE OR LEASE

# 810 SUNSET ROAD

Burlington, NJ 08016

**EXISTING AND FULLY APPROVED DRIVE THRU!**



## PROPERTY INFO

- + 11,200 SF Divisible (former Rite Aid Pharmacy)
- + Lease Rate: Negotiable
- + Lot size: +/- 2.21 acres
- + 67 dedicated parking spaces
- + High Ceilings
- + Free standing retail building with drive-thru (in place and approved)
- + Wrap site at a signalized corner, with access from Sunset and Salem Roads
- + Built for a pharmacy
- + Drive-thru window
- + Traffic count: 19,372 cars per day



# CLOSE-IN AERIAL



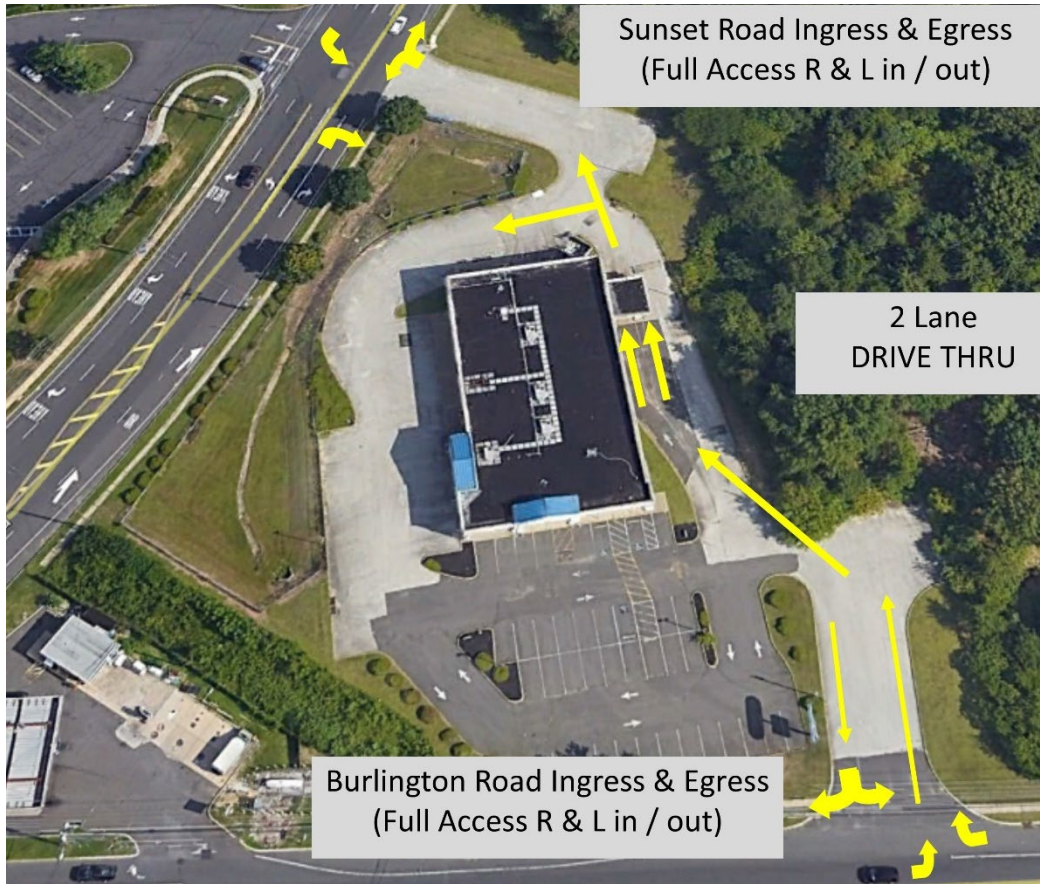
Neighboring Retailers



DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	11,744	70,713	158,708
Average Household Income	\$86,832	\$81,802	\$91,384
Daytime Population	9,096	60,074	143,161



# SITE PLAN





# MARKET AERIAL



## CONTACT US

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