



RETAIL PROPERTY

FOR SALE

# ±16,000 SF RETAIL OPPORTUNITY

1316 Route 73, Mount Laurel, NJ 08054

*For More Information, Contact*

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±16,000 SF Retail Opportunity

## LOCATION DESCRIPTION

Approx. 1.25 Miles to NJ Turnpike

Approx. 1.8 Miles to I-295

## SITE DESCRIPTION

Total Building: ±16,000 SF

Total Acreage: ± 1.14 AC

Ceiling Height: ±12 Ft Clear

Stories: 2

HVAC: Central

Sprinkler System: Wet System

Power: Heavy Power

Loading: 1 Loading Dock / 1 Drive-In

Floor Load Capacity: 300 Lbs. Per SF

Zoning: Retail/Industrial

Parking: Yes

Net Operating Income: \$240,000

Lease Term: 5 years

Options: 2 - 5 year options

Escalations: 2.5% per year

Cap Rate: 6.0%

## OFFERING

Sale Price: \$4,000,000

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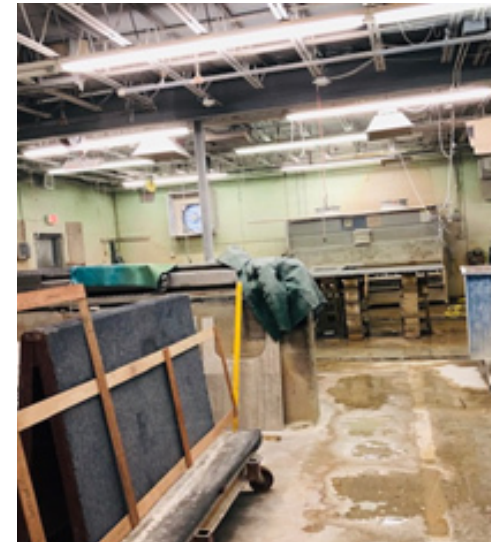


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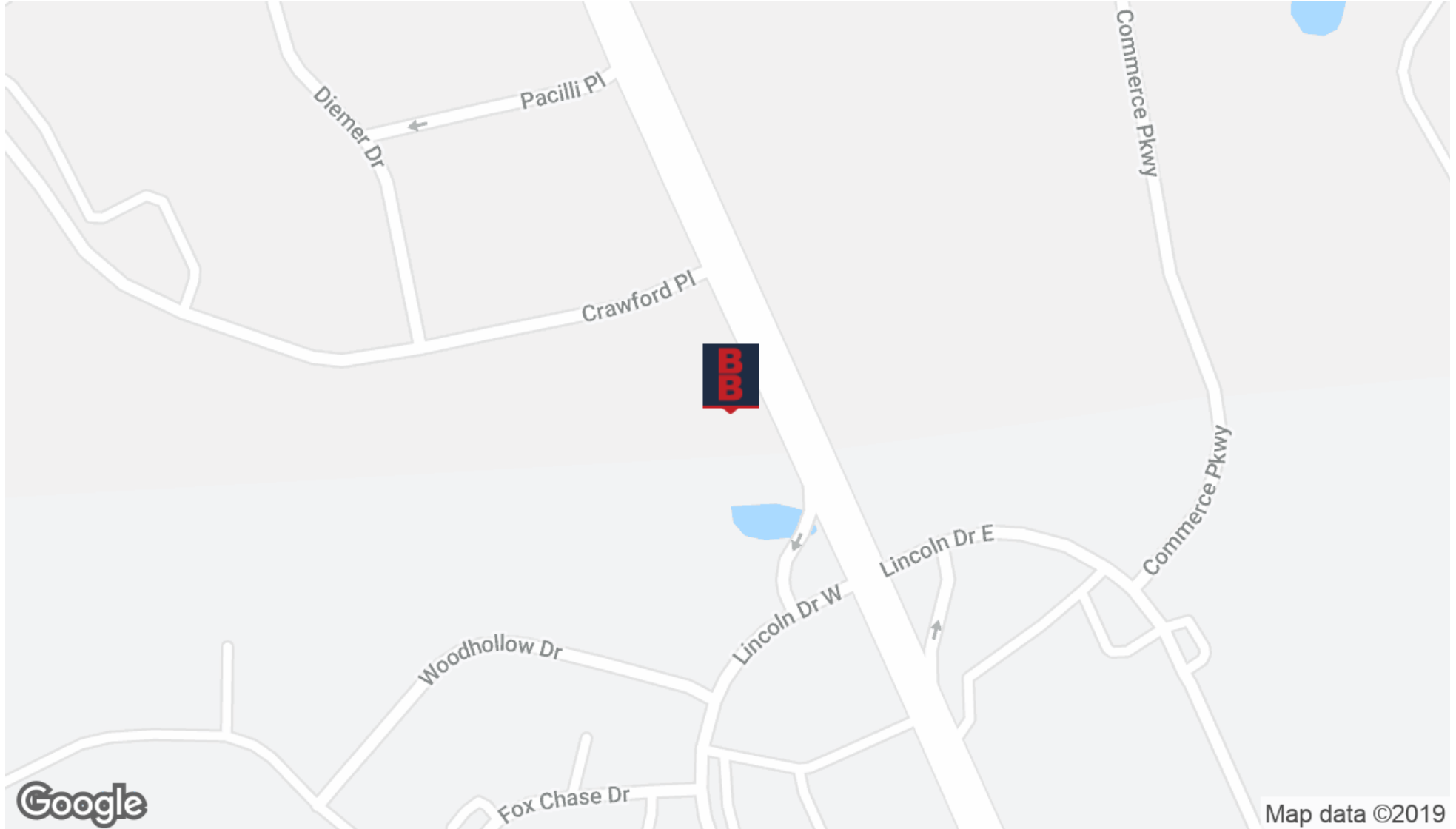
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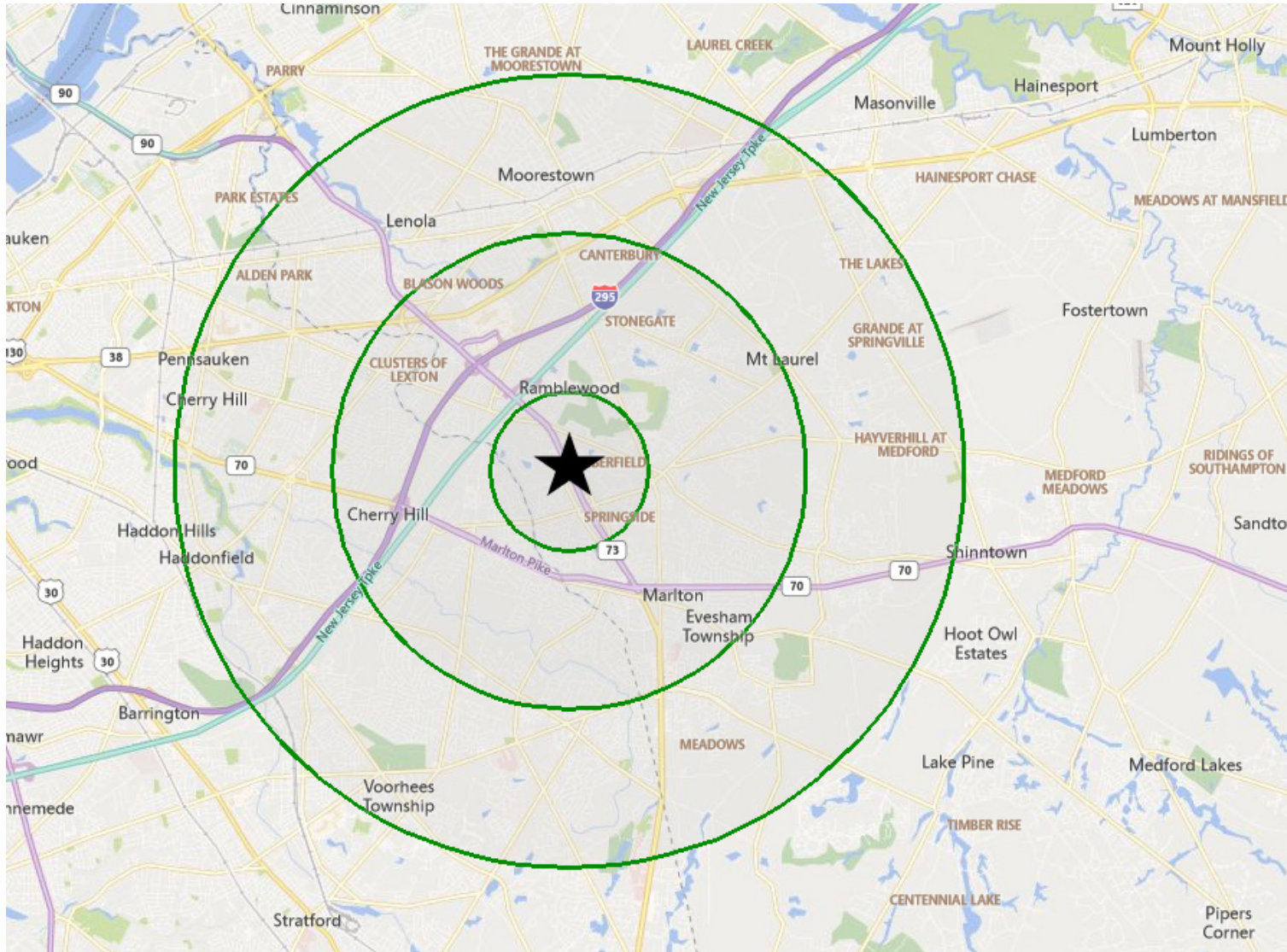


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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	8,074	76,548	194,778
2019 Estimate	8,076	76,121	193,905
2010 Census	8,055	73,823	189,358
Growth 2019-2024	(0.02%)	0.56%	0.45%
Growth 2010-2019	0.26%	3.11%	2.40%
2019 Population Hispanic Origin	403	3,804	11,624
<b>2019 Population by Race:</b>			
White	6,329	60,402	153,424
Black	585	5,259	14,601
Am. Indian & Alaskan	14	128	370
Asian	990	8,798	21,258
Hawaiian & Pacific Island	2	29	89
Other	157	1,505	4,164
<b>U.S. Armed Forces:</b>			
	<b>18</b>	<b>145</b>	<b>322</b>
<b>Households:</b>			
2024 Projection	3,149	30,055	76,420
2019 Estimate	3,165	29,878	76,061
2010 Census	3,234	28,913	74,158
Growth 2019 - 2024	(0.51%)	0.59%	0.47%
Growth 2010 - 2019	(2.13%)	3.34%	2.57%
Owner Occupied	2,394	23,230	56,848
Renter Occupied	771	6,649	19,214
<b>2019 Avg Household Income</b>	<b>\$112,663</b>	<b>\$119,804</b>	<b>\$121,664</b>
<b>2019 Med Household Income</b>	<b>\$92,818</b>	<b>\$94,343</b>	<b>\$94,331</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	286	3,239	8,759
\$25,000 - \$50,000	364	4,166	10,356
\$50,000 - \$75,000	598	4,434	10,951
\$75,000 - \$100,000	470	4,007	10,300
\$100,000 - \$125,000	455	3,235	8,384
\$125,000 - \$150,000	328	2,673	6,232
\$150,000 - \$200,000	313	3,678	8,710
\$200,000+	352	4,447	12,369

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