

# 2636 Nottingham Way

Mercerville, New Jersey

# **Building Size**

• +/- 3,800 SF with Three Drive-Up Lanes

## **Lot Size**

• +/- 1.35 Acres

#### **Taxes**

• +/- \$26,448 (2018)

# **Asking Price**

• \$575,000

## **Traffic Count**

• 21,216 VPD - Nottingham Way

• 10,065 VPD - E State Street

# **Zoning - CC - Community Commercial**

Mixed-Use Purposes

Professional Offices

Restaurants

# **Demographics**

| Radius | Population | <b>Daytime Population</b> | Median Household Income |
|--------|------------|---------------------------|-------------------------|
| 1 Mile | 11,314     | 10,680                    | \$71,759                |
| 3 Mile | 89,941     | 89,467                    | \$72,267                |
| 5 Mile | 231,652    | 266,130                   | \$64,909                |

#### For Sale - Contact

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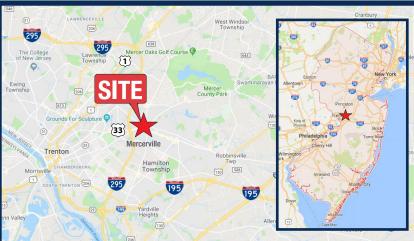


# 2636 Nottingham Way

# Mercerville, New Jersey

- Located at the heavily traversed traffic light-controlled intersection of State Street and Nottingham Way
- · Existing bank building being delivered vacant
- Property will be deed restricted to any future banks/financial institutions
- Situated less than ½ mile from I-295
- +/- 35 on-site parking spaces







### For Sale - Contact

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