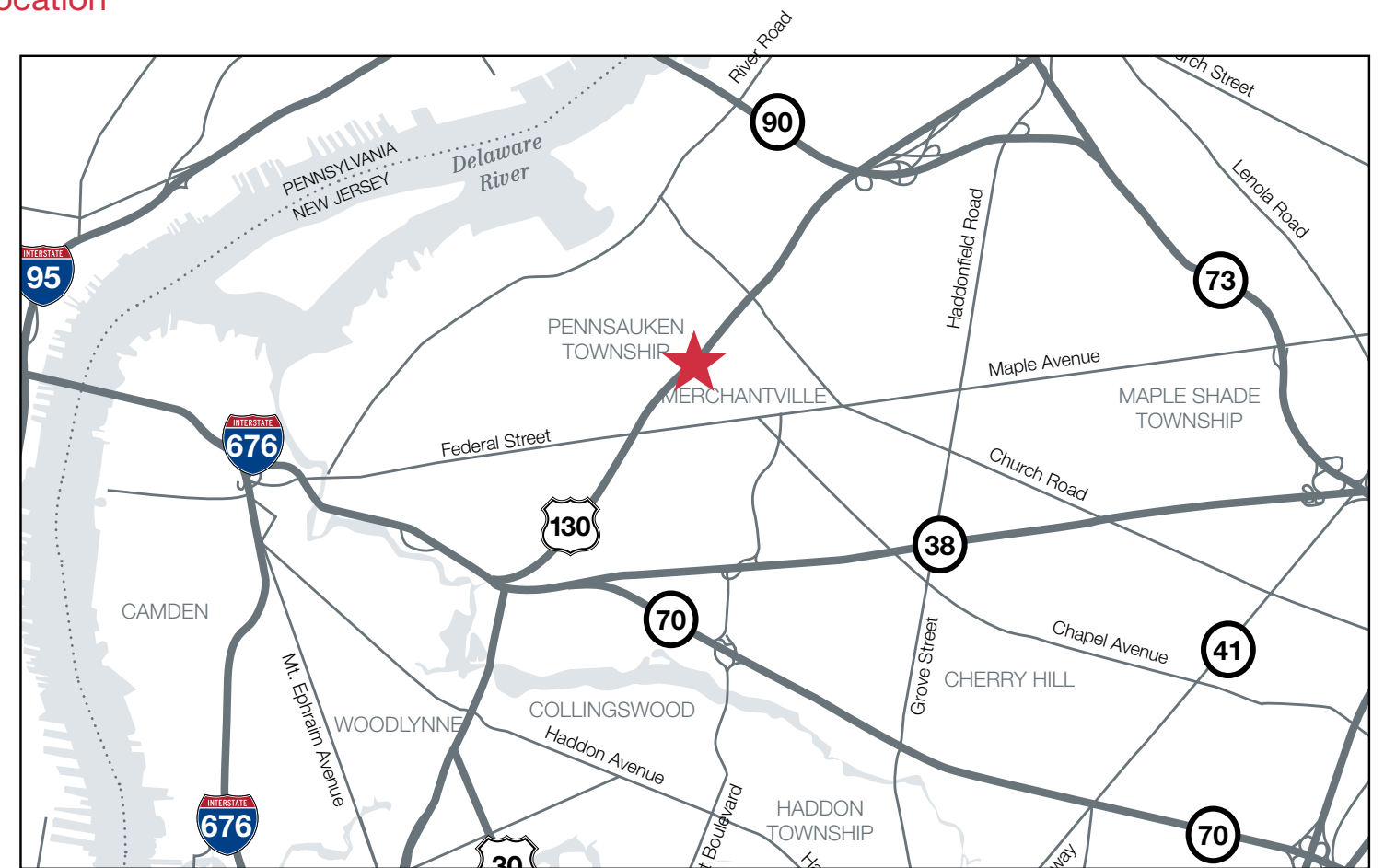## Available for Sale
1,900± SF

Great location with many nearby amenities

Asking Price
$430,000

2501 Merchantville Avenue
Pennsauken, NJ

For more information:

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MERCHANTVILLE AVENUE

2501 Merchantville Avenue
Pennsauken, NJ

PROPERTY DETAILS

BUILDING SIZE	1,900± SF multi-story building with 2 drive-thru lanes
ACREAGE	0.61± acres
PARKING	• 14 spaces • Additional parking available via long term land lease with neighboring property • (1) handicap space
ROOF	New
TAXES	$15,372 (2018)
LOCATION	Located at corner of Merchantville Avenue and Route 130 • Easily accessible to Route 38, 70, 30 • 25 minutes (18 mi) to Phila International Airport • 10 minutes (4.5 mi) to Ben Franklin Bridge into Philadelphia
AREA AMENITIES	• Local retailers include: Little Caesar's Pizza, Family Dollar, TD Bank, Pennsauken Free Public Library, Tierra Columbia Restaurant, Burger King

2019 DEMOGRAPHICS

	1.0 miles	3.0 miles	5.0 miles
POPULATION:	22,774	108,388	489,591
HOUSEHOLDS:	7,566	38,577	183,114
MEDIAN HH INCOME:	$71,069	$61,294	$52,427