



196 Fries Mill Road

Washington Township, NJ

Property Description

- 21,000± SF commercial building
- Situated on 3.01± acres
- Block 115.01/Lot 8.02
- 1 section: 9,300± SF w/15' ceilings
- 1 section: 8,700± SF w/14' ceilings
- 1,000± SF showroom/office
- Fenced in parking area
- 45 parking spaces
- 4 existing interior paint booths (optional)
- 2 loading docks; 6 overhead drive in doors
- Zoned HC
- Daily traffic volume on Fries Mill Rd: 15,709

AVAILABLE IMMEDIATELY
SHOWING BY APPOINTMENT ONLY

Sale Price

\$1,375,000

Lease Rate

\$6.00 PSF NNN

For more information:

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Location Information

- Less than 1 mile from Route 42 (Black Horse Pike) in Turnersville - one of Southern New Jersey's premier commercial corridors
- 435 ft of frontage
- 2.5 miles to Atlantic City Expressway
- 2.7 miles to Route 322
- 6.0 miles to Route 55

Demographics

Population

1 mi	6,055
3 mi	57,337
5mi	161,694

Median Household Income

1 mi	\$78,333
3 mi	\$90,867
5mi	\$79,431

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