



EXCLUSIVE LISTING RETAIL BUILDING FOR SALE OR LEASE

(856) 985-9522 • ROSECOMMERCIAL.COM

413 EAST ABSECON BLVD, ABSECON, NJ



Property Description:

Retail building for sale or lease in Absecon

Building Size:

20,388 +/- SF

Real Estate Taxes:

\$45,923.40

Sale Price:

~~\$2,200,000.00~~ \$1,850,000.00

Lease Rate:

~~\$16.00~~ \$12.00 / SF NNN

Comments:

- Excellent visibilty from Absecon Blvd.
- Free-standing former Staples
- Ample parking field as part of exsiting REA with neighboring Home Depot
- Site offers a traffic count of +/- 30,000 VPD

Jeffrey Lucas

jeffreylucas@me.com

(609) 254-1832 (Cell)

Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	3,196	23,975	84,186
Households:	1,282	9,296	30,610
Average HH Income:	\$74,401	\$68,322	\$65,619
Traffic Volume:	20,332 ADV		

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