

CITGO GAS STATION FOR SALE
1510 ROUTE 38

CHERRY HILL, NJ 08002

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OFFERING SUMMARY



SIZE AVAILABLE

+/- 1,000 SF



SALE PRICE

\$1,100,000



SIGNAGE

Pylon signage



ASKING LEASE RATE

\$10,000 /month NNN



PARKING

+/- 20 spaces



OPERATING GAS STATION



SITUATED ON ROUTE 38

AREA HIGHLIGHTS

- ✓ Gas station on Route 38 heading west to Philadelphia situated a block away from Cherry Hill Mall
- ✓ Property has 6 pumps with the possibility of adding another two
- ✓ Includes two 10,000 gallon tanks for regular and one 12,000 gallon tank for super. Tanks were installed in 1990 and pumps were installed in 2020

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	8,732	130,168	307,970
2026 POPULATION PROJECTION	8,842	129,426	307,827
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	3,422	49,675	115,609
2026 HOUSEHOLD PROJECTION	3,466	49,417	11,559
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$78,212	\$78,447	\$75,900
MEDIAN HOUSEHOLD INCOME	\$75,206	\$62,371	\$57,254

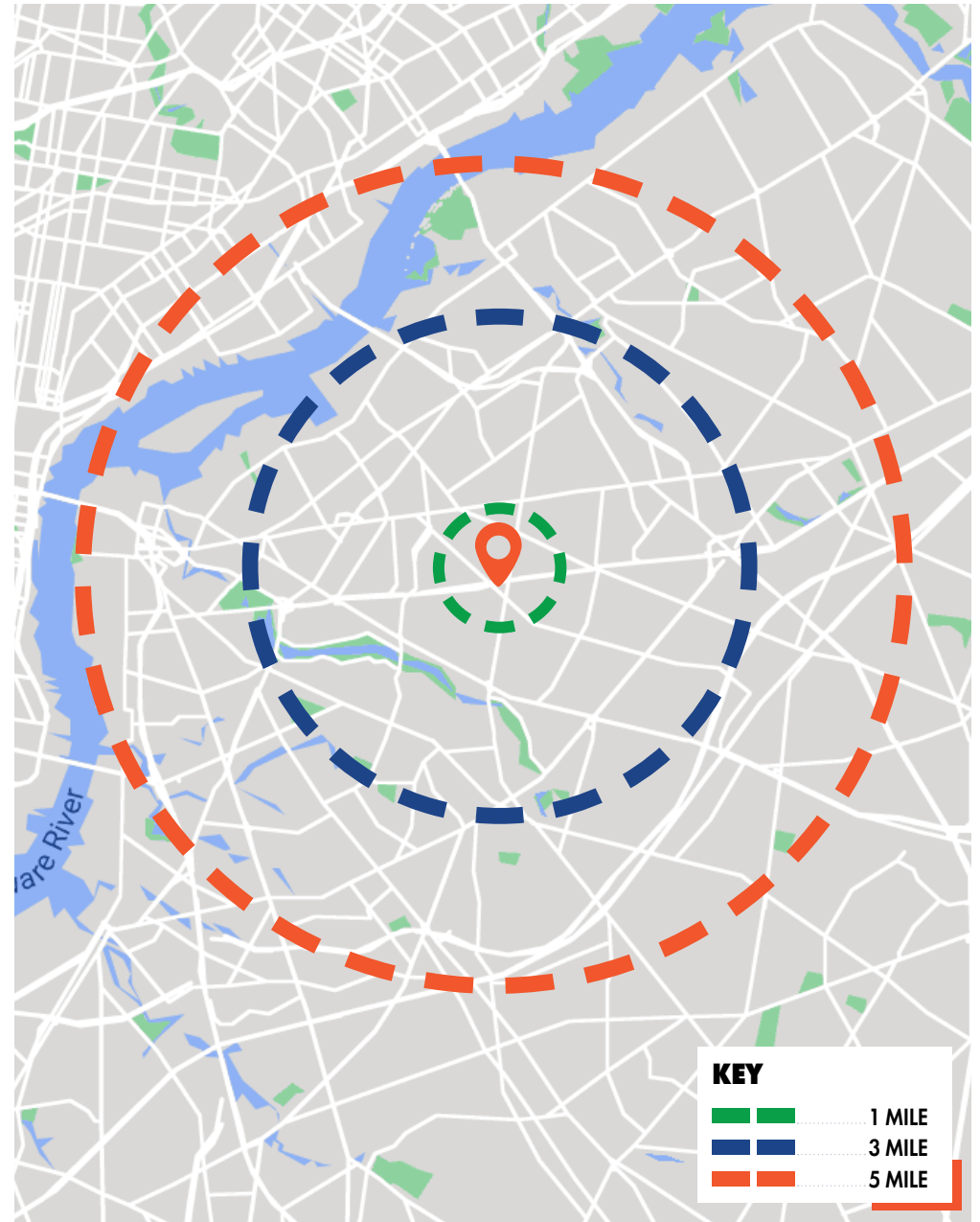
KEY DISTANCES

ROUTE 130
1 MILES

I-295
4 MILES

BRISTOL, PA
4 MILES

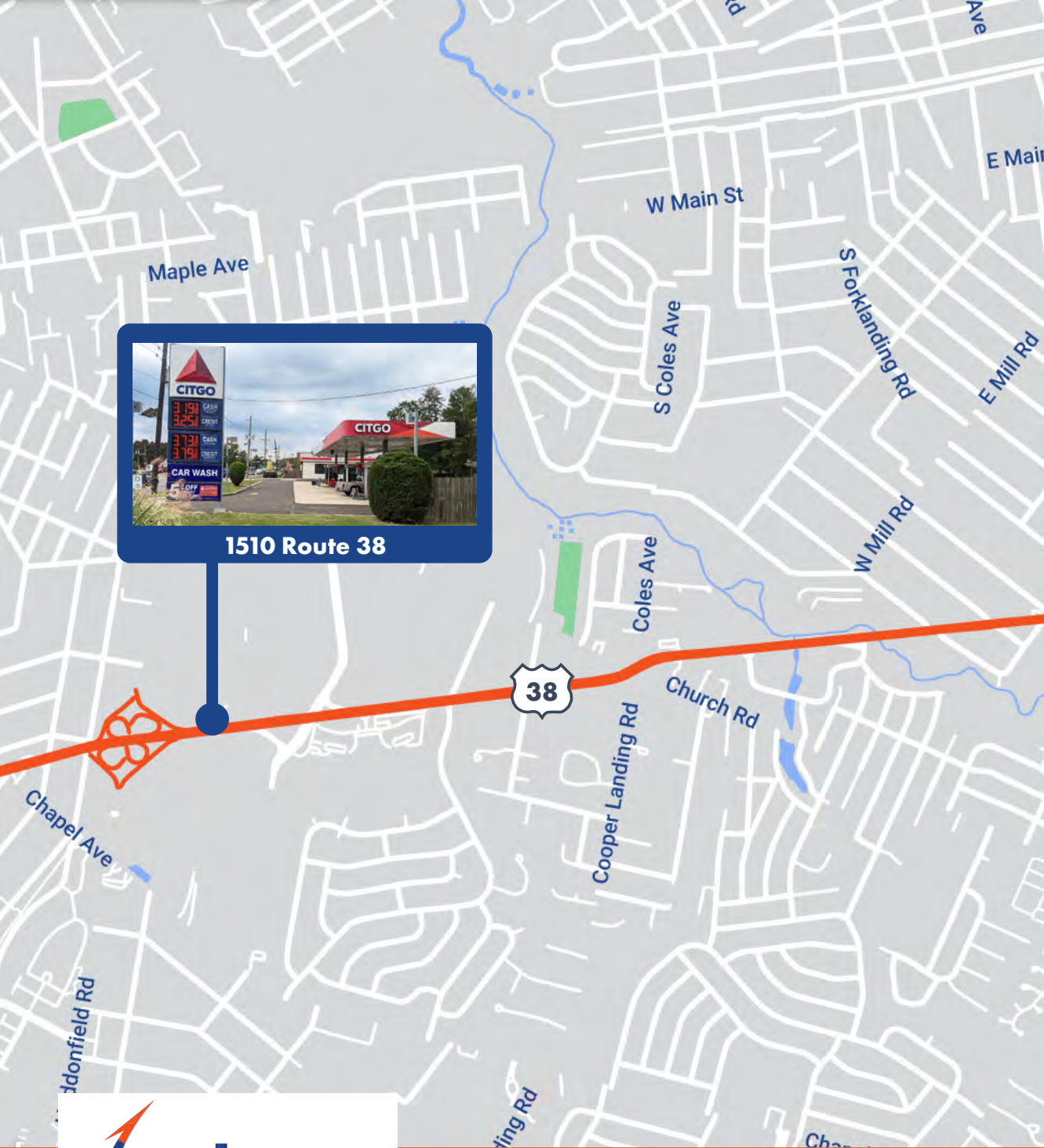
NORTH PHILLY
11 MILES



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NEARBY AMENITIES

RETAIL

- AMC
- AutoZone
- Dollar Tree
- Edge Fitness
- Kohl's
- Lidl
- Rite Aid
- Target
- Walmart
- Wawa

DINING

- Chick-fil-a
- Olive Garden
- Panda Express
- Starbucks

HOSPITALITY

- Days Inn & Suites by Wyndham

SHOPPING CENTERS

GARDEN STATE PARK

- Wegmans
- Best Buy
- Dicks Sporting Goods
- Cheesecake Factory
- DSW
- Ulta
- Xfinity
- Trader Joes
- Shake Shack
- Home Depot

CHERRY HILL MALL

- Wegmans
- Best Buy
- Dicks Sporting Goods
- Cheesecake Factory
- DSW
- Ulta
- Xfinity
- Trader Joes
- Shake Shack
- Home Depot



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