



COMMERCIAL CONDO FOR SALE  
**THE BIRCHES**

**138 FRIES MILL ROAD, TURNERSVILLE, NJ 08012**

**856.797.1919**

**www.VantageRES.com**

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# OFFERING SUMMARY



## SIZE AVAILABLE

+/- 1,200 SF



## SALE PRICE

\$105,000



## PARKING

+/- 20 spaces



## SIGNAGE

Monument signage



# AREA HIGHLIGHTS

- ✓ Commercial Condo. "Highway Commercial" zoning allows for a wide range of use – including retail, restaurant, medical, professional office, and general service
- ✓ Curb cutout allows for access to both heavily traveled Route 42 and Fries Mill Road
- ✓ New owner will join established pizzeria, ice cream shop, florist and barber at The Birches



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	7,755	59,871	169,448
2026 POPULATION PROJECTION	7,756	59,624	169,736
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	2,812	20,325	61,282
2026 HOUSEHOLD PROJECTION	2,815	20,236	61,379
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$106,458	\$124,053	\$104,076
MEDIAN HOUSEHOLD INCOME	\$88,668	\$105,077	\$83,121

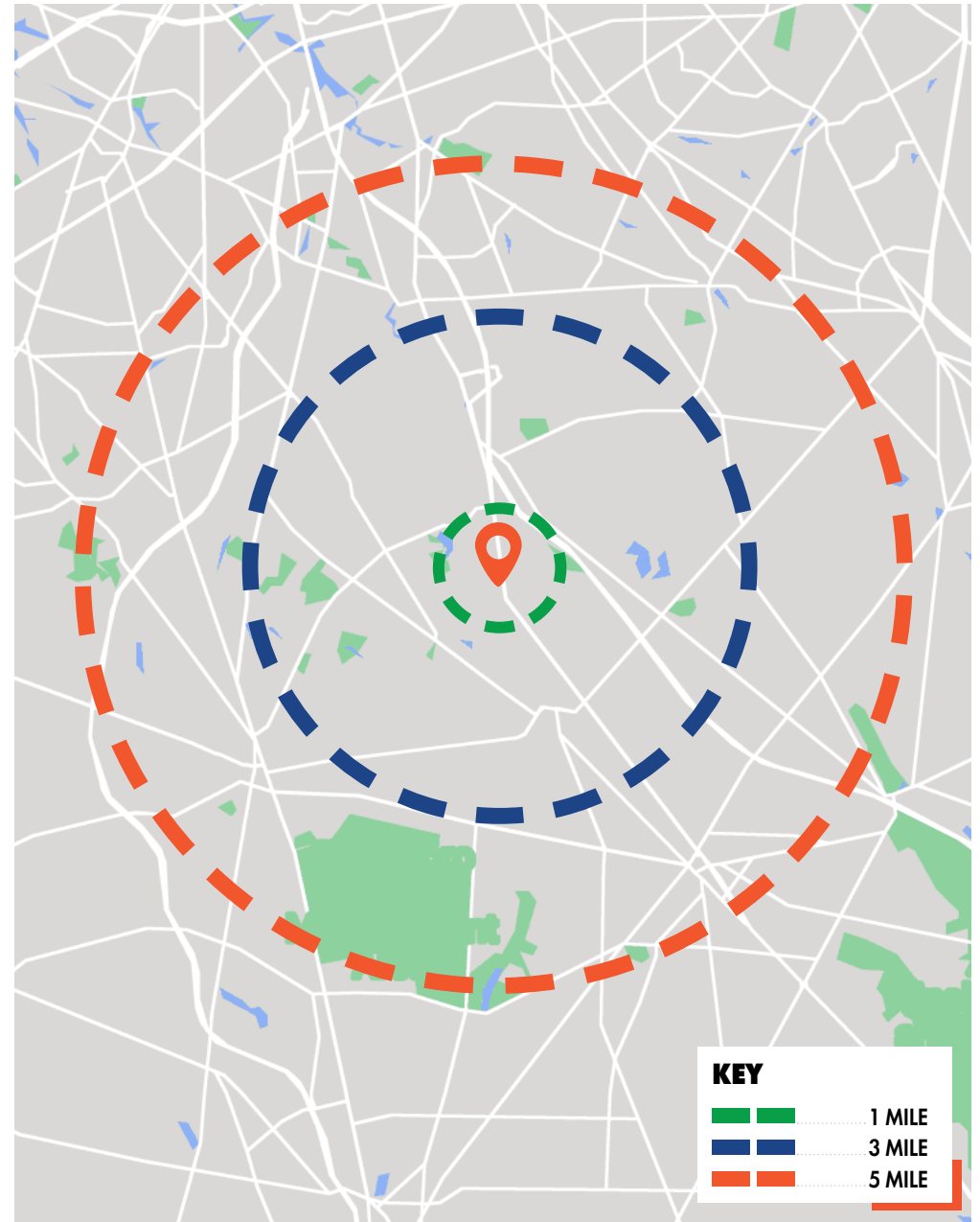
# KEY DISTANCES

**ROUTE 42**  
.1 MILES

**AC EXPRESSWAY**  
3 MILES

**PHILADELPHIA**  
16 MILES

**ATLANTIC CITY**  
45 MILES



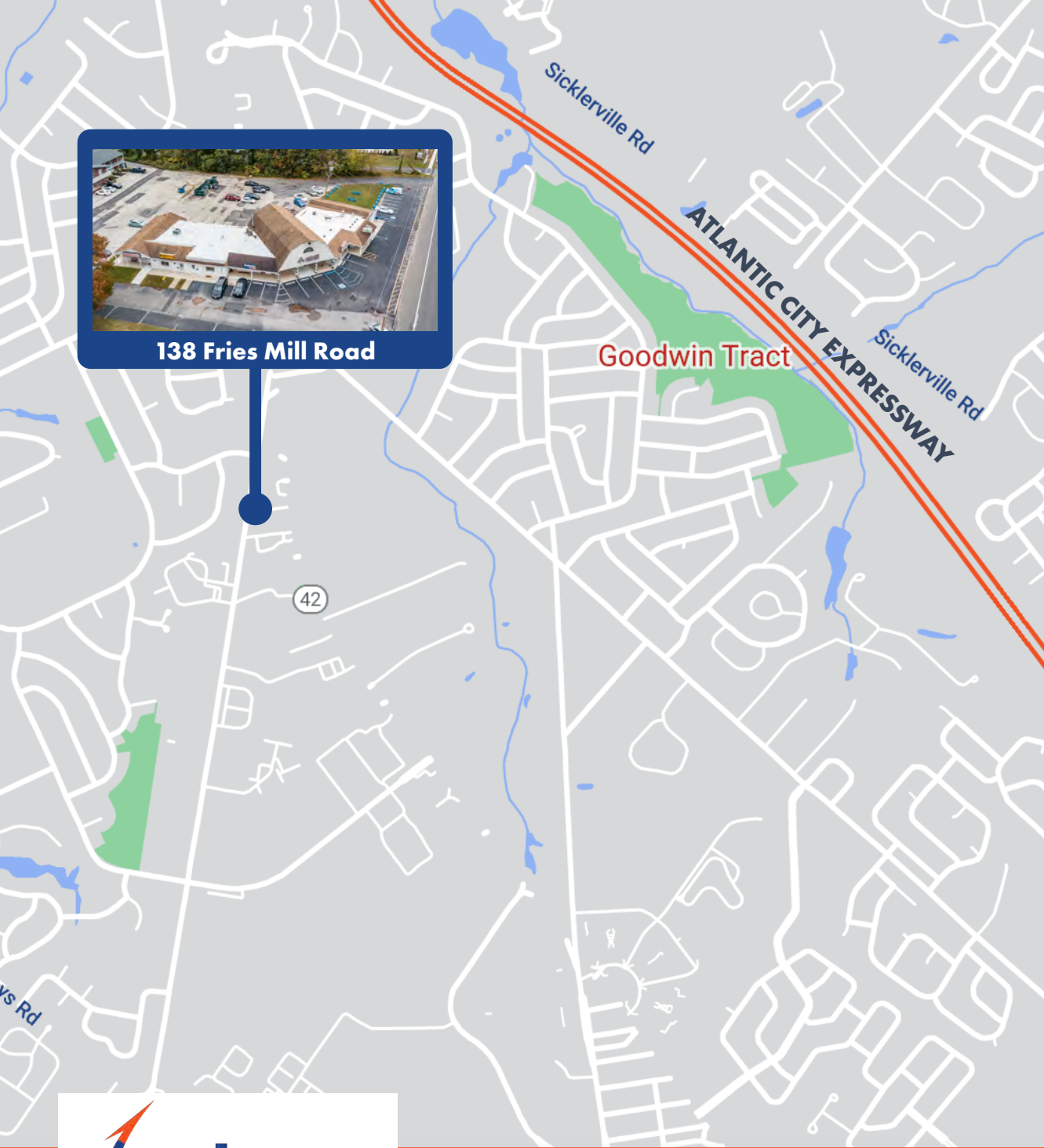
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138 Fries Mill Road



## NEARBY AMENITIES

### DINING

- Aldi
- CVS
- Dairy Queen
- Domino's Pizza
- McDonald's
- Nifty Fifty's
- Outback Steakhouse
- Panda Express
- Starbucks
- Wawa
- Whitman Diner

### RETAIL

- Aldi
- AutoZone Auto Parts
- CVS
- Del Val Pools
- Lowe's Home Improvement
- Marshalls
- Midas
- Staples
- Target
- Turnersville Auto Mall
- Ulta Beauty



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