

RETAIL BUILDING FOR LEASE

170 W WHITE HORSE PIKE, BERLIN, NJ 08009

RECENTLY RENOVATED



Property/Area Highlights

- + Recently renovated retail building currently divisible for two tenants.
- + Overhead side door for deliveries. Public Water and Sewer.
- + Home brew supply store can be included in lease. Ideal set up for 15 barrel brew house in the rear with tasting room/homebrew supply/retail in the front

Size/SF Available: +/- 5,500 SF
Lot Size/Acreage: Building on +/- 0.489 acres
Asking Lease Rate: \$17.00 / SF Gross
Zoning: C-2
Signage: Monument and building façade
Parking: 31 Spaces and additional street parking



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2018 Demographics

Est. Population

1 mile	6,245
3 mile	51,503
5 mile	150,920

Est. Households

1 mile	2,264
3 mile	19,286
5 mile	57,365

Est. Avg HH Income

1 mile	\$78,465
3 mile	\$68,544
5 mile	\$73,594

Traffic Count

White Horse Pike	20,745 VPD
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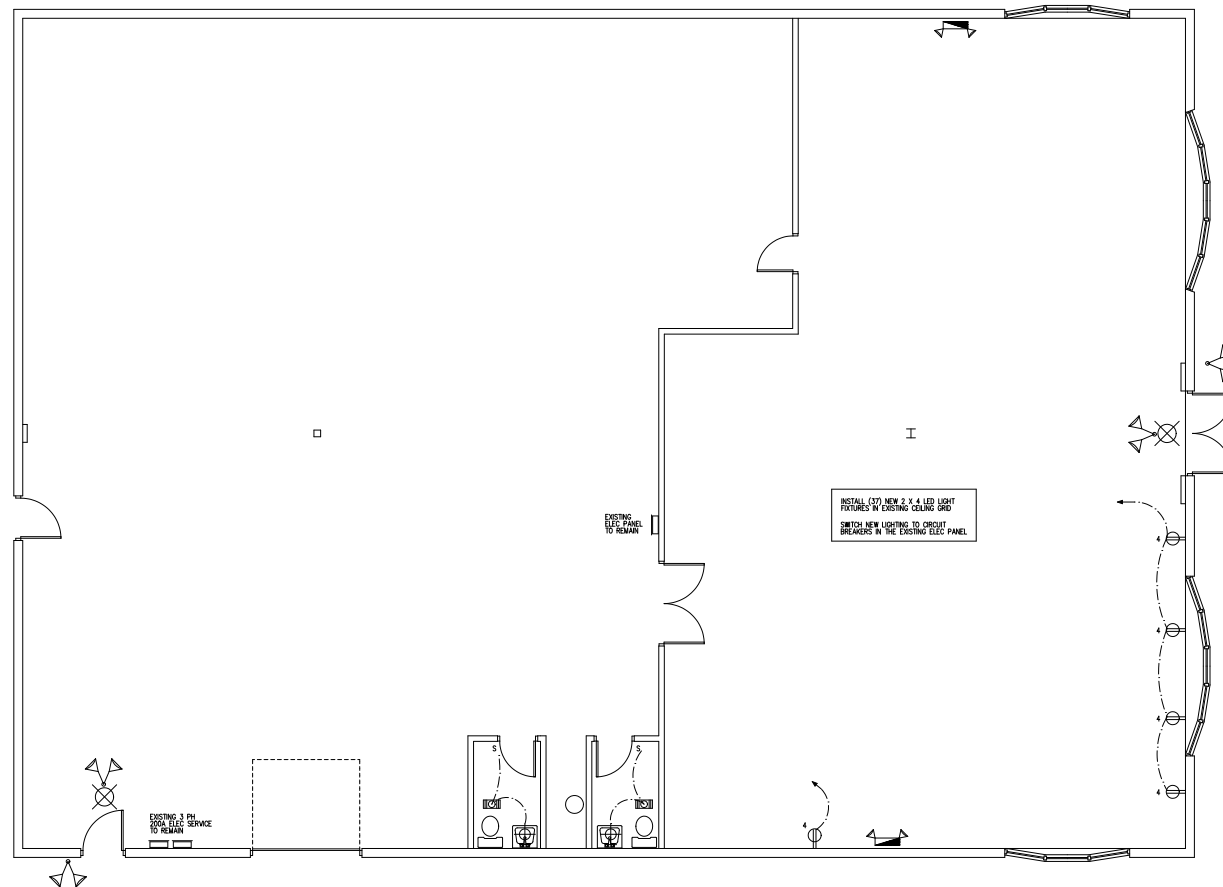
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Floor Plan



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170 W WHITE HORSE PIKE, BERLIN TOWNSHIP, NJ

JANUARY 12, 2022

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