



AUTO REPAIR SHOP ON +/- 0.947 ACRES FOR SALE
1248-1250 HADDONFIELD-BERLIN ROAD

VOORHEES TOWNSHIP, NJ 08034

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www.VantageRES.com

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OFFERING SUMMARY



SF AVAILABLE

Auto Repair: +/- 3,800 SF
Car Wash: +/- 2,840 SF
Total: +/- 6,640 SF



SALE PRICE

\$950,000



ACREAGE AVAILABLE

+/- 0.947 AC



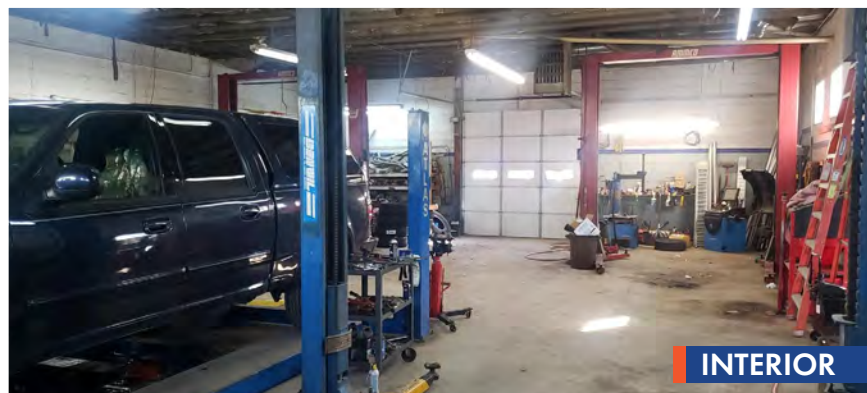
PARKING

30 spaces



SIGNAGE

Façade and pylon



AREA HIGHLIGHTS

- ✓ Turn-key auto repair opportunity for owner or investor. Separate former car wash with electric and water
- ✓ Highly visible active auto repair shop with 6 lifts and 2 bay doors
- ✓ Possible redevelopment opportunity on busy Haddonfield-Berlin Road. Available either individually (+/- 0.947 AC) or with adjoining 1244 Haddonfield-Berlin Road (+/- 0.679 SF) as a +/- 1.6 AC assemblage
- ✓ Inclusion of any and all FF&E is negotiable



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	4,866	50,262	159,840
2026 POPULATION PROJECTION	4,851	50,333	160,186
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	1,722	18,674	60,912
2026 HOUSEHOLD PROJECTION	1,716	18,699	61,037
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$104,347	\$105,980	\$110,230
MEDIAN HOUSEHOLD INCOME	\$85,684	\$78,947	\$84,988

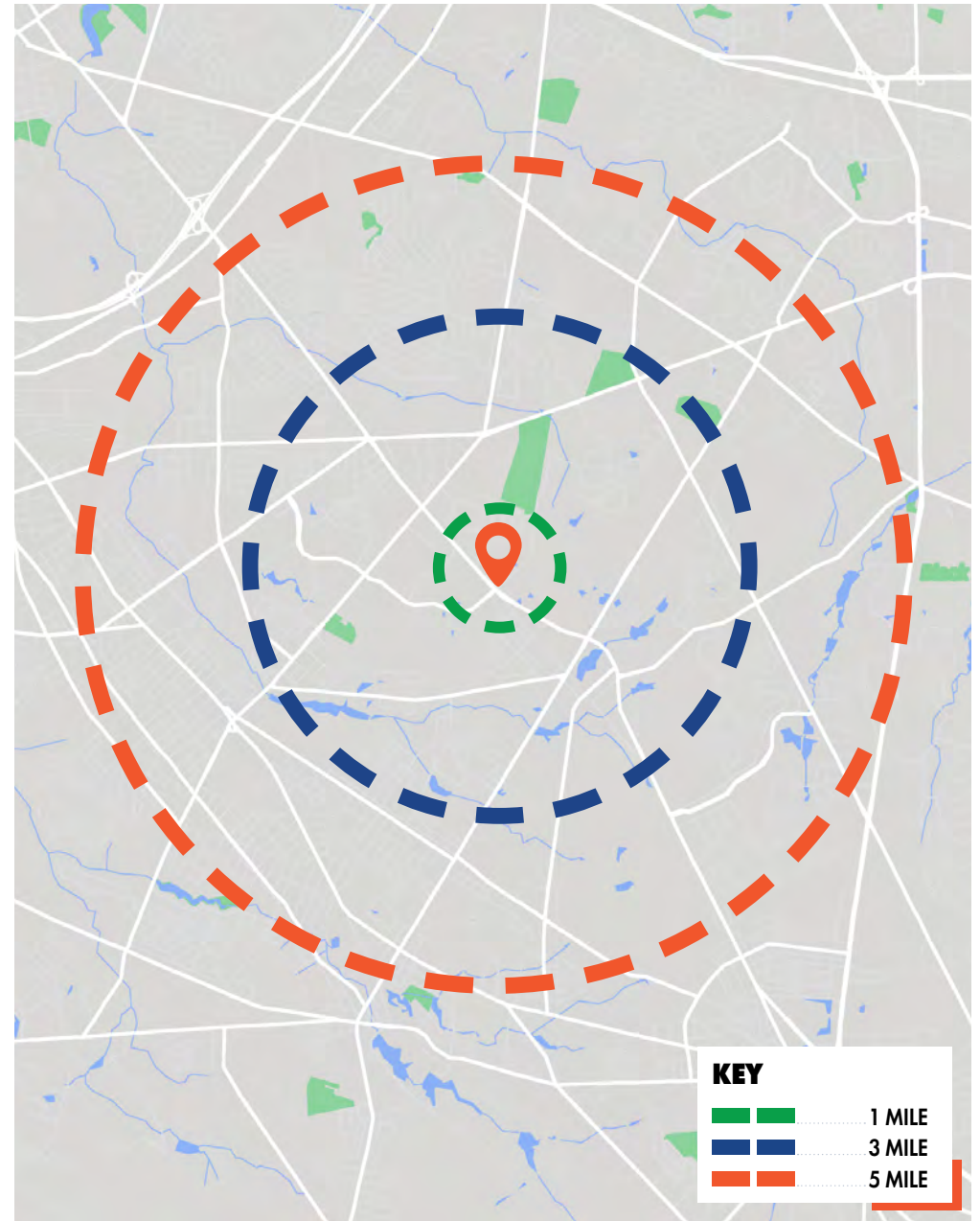
KEY DISTANCES

ROUTE 73
1.1 MILES

ROUTE 30
1.5 MILES

LINDENWOLD PATCO
4.2 MILES

PHILADELPHIA, PA
20 MILES



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NEARBY AMENITIES

DINING

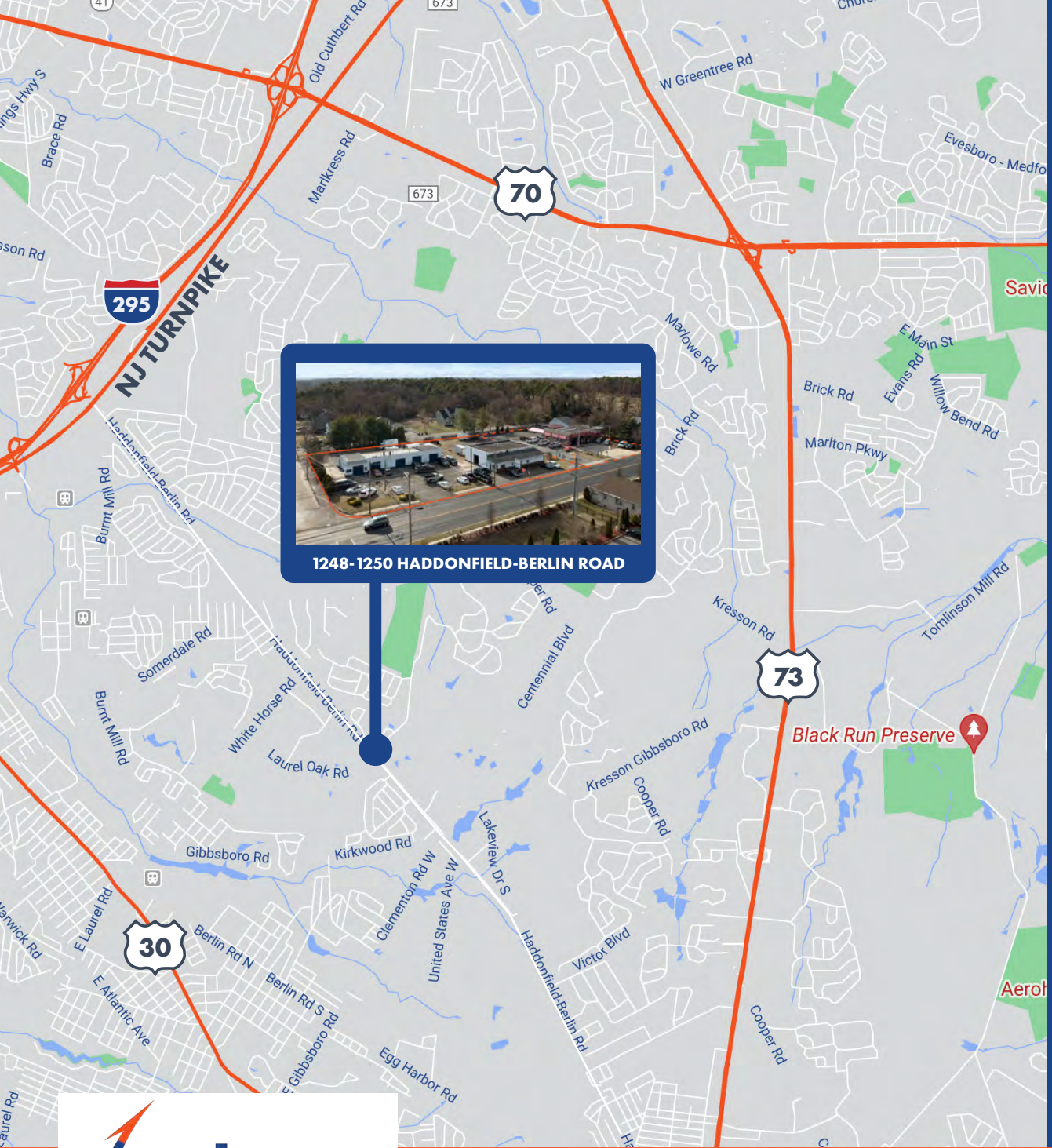
- Avenue Diner
- Dazzio's Deli & Catering @ Nardi's Corner
- Nagpuri Saoji
- Sprinklz

RETAIL

- Appliance Werks
- Atlas Electronics & Appliance
- Delcrest Sign Company
- Garden State Sports Center
- Keller's Auto Repair & Service Center
- Public Safety Unlimited
- Shiphape Landscape

MEDICAL

- Berlin Township Animal Clinic
- Dental Arts Group
- West Berlin Dental Care



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