



TURN-KEY RESTAURANT AND BBQ RESTAURANT FOR SALE  
**"THE STORE" SUB-SHOP & BBQ**

 **664 BRIDGETON PIKE, MONROEVILLE, NJ 08343**

**856.797.1919**  
**www.VantageRES.com**  
1873 Route 70 East, Suite 1C, Cherry Hill, NJ 08003

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# OFFERING SUMMARY



## SIZE AVAILABLE

+/- 1,200 SF



## SALE PRICE

\$375,000



## SIGNAGE

Monument



## PARKING

Large unlined lot



# AREA HIGHLIGHTS

- ✓ Iconic turn-key restaurant available for sale with all fixtures and equipment
- ✓ Corner parcel at the intersection of Swedesboro Road and Bridgeton Pike (Route 77 - a regional corridor connecting Mullica Hill to Bridgeton, NJ)
- ✓ Located in a Neighborhood Commercial zone in Elk Township (See attached zoning map)
- ✓ Well positioned for local farmers market stand



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION	330	5,659	31,646
2026 POPULATION PROJECTION	308	5,473	31,079
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 HOUSEHOLDS	119	2,088	9,224
2026 HOUSEHOLD PROJECTION	111	2,020	9,062
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$76,118	\$79,359	\$ 69,440
MEDIAN HOUSEHOLD INCOME	\$64,891	\$62,285	\$53,944

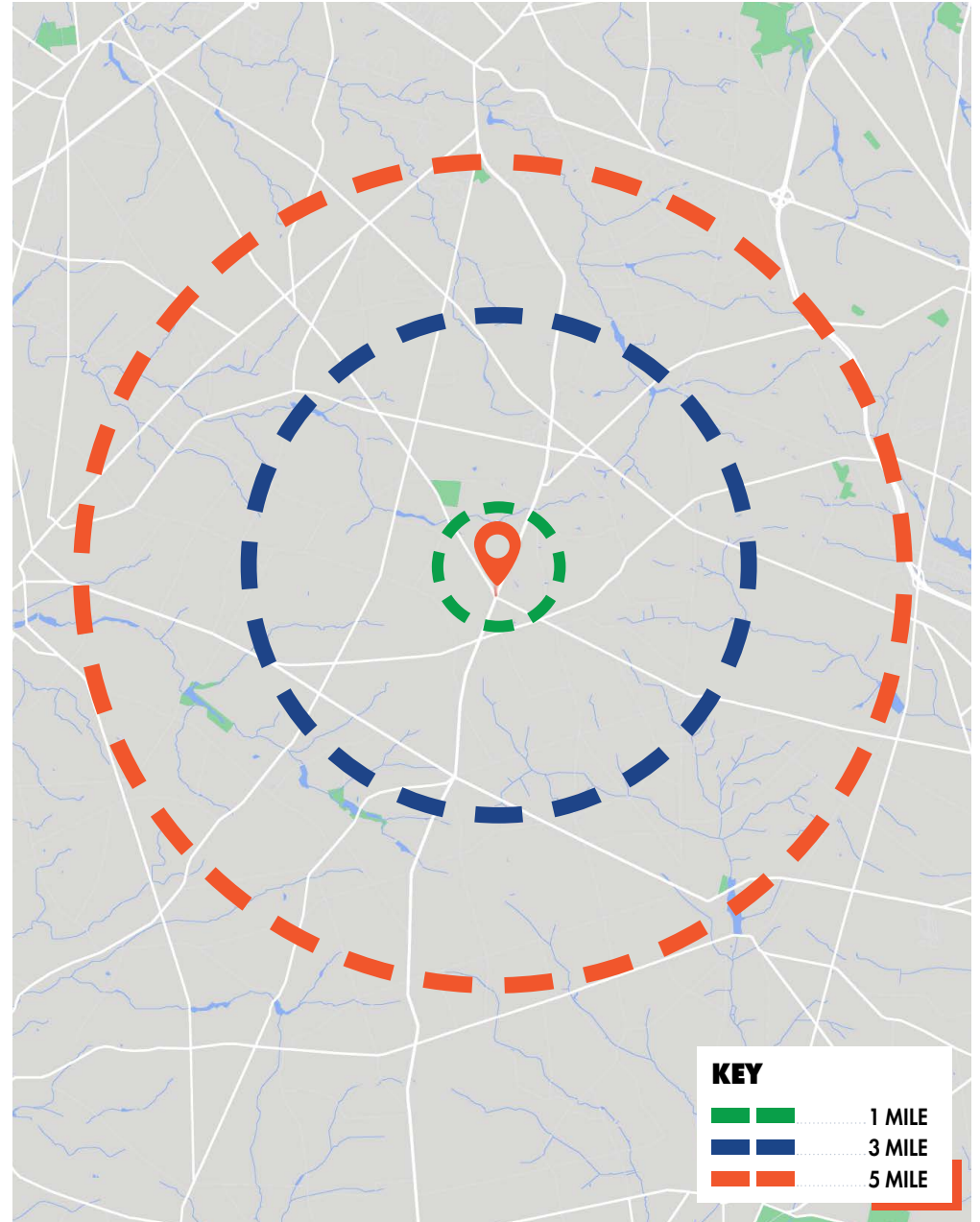
# KEY DISTANCES

**NJ-77**  
6.2 MILES

**DEPTFORD MALL**  
16 MILES

**PHILADELPHIA**  
27 MILES

**ATLANTIC CITY EXPRESSWAY**  
29 MILES



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# NEARBY AMENITIES

## DINING

- Monroeville Vineyard & Winery

## RETAIL

- B&M Auto Repair
- Convenience Center
- Enterprise Affordable Home
- Georg & Son
- Harvey's Honey
- Marjac Nursery
- Mood's Farm Market
- Pine Tavern Distillery
- Stimpson's Tree Farm
- Volkswagen of Salem County

## MEDICAL

- Bancroft

## EDUCATION

- Upper Pittsgrove School



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# ZONING PLAN

