Vantage commercial

PRIME LOCATION WITH POSSIBLE ASSEMBLY

99 6TH AVENUE

MOUNT LAUREL, NJ 08054

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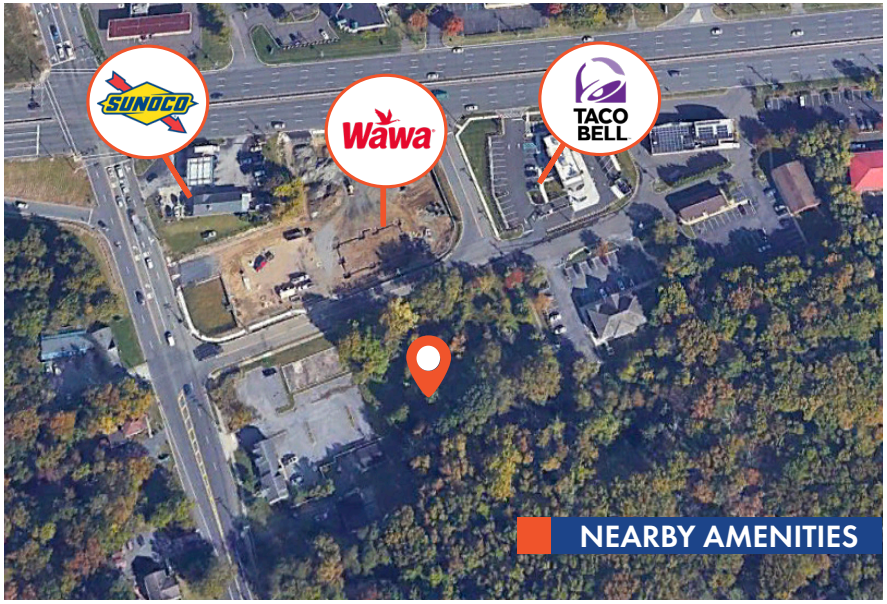

OFFERING SUMMARY

ACREAGE AVAILABLE
+/- .96 AC

ASKING SALE PRICE
Call for details

ZONING
Commercial business

AREA HIGHLIGHTS

- Prime location on Hartford Rd and intersecting with Route 38 to join Wawa, Taco Bell, and others
- Possible Assembly with other lots for redevelopment opportunity
- Wooded parcel for development

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	10,074	42,522	136,506
2028 POPULATION PROJECTION	10,513	44,149	141,576

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	4,777	17,285	51,358
2028 HOUSEHOLD PROJECTION	4,985	17,955	53,326

INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	$102,860	$138,996	$136,720
MEDIAN HOUSEHOLD INCOME	$79,772	$109,081	$110,059

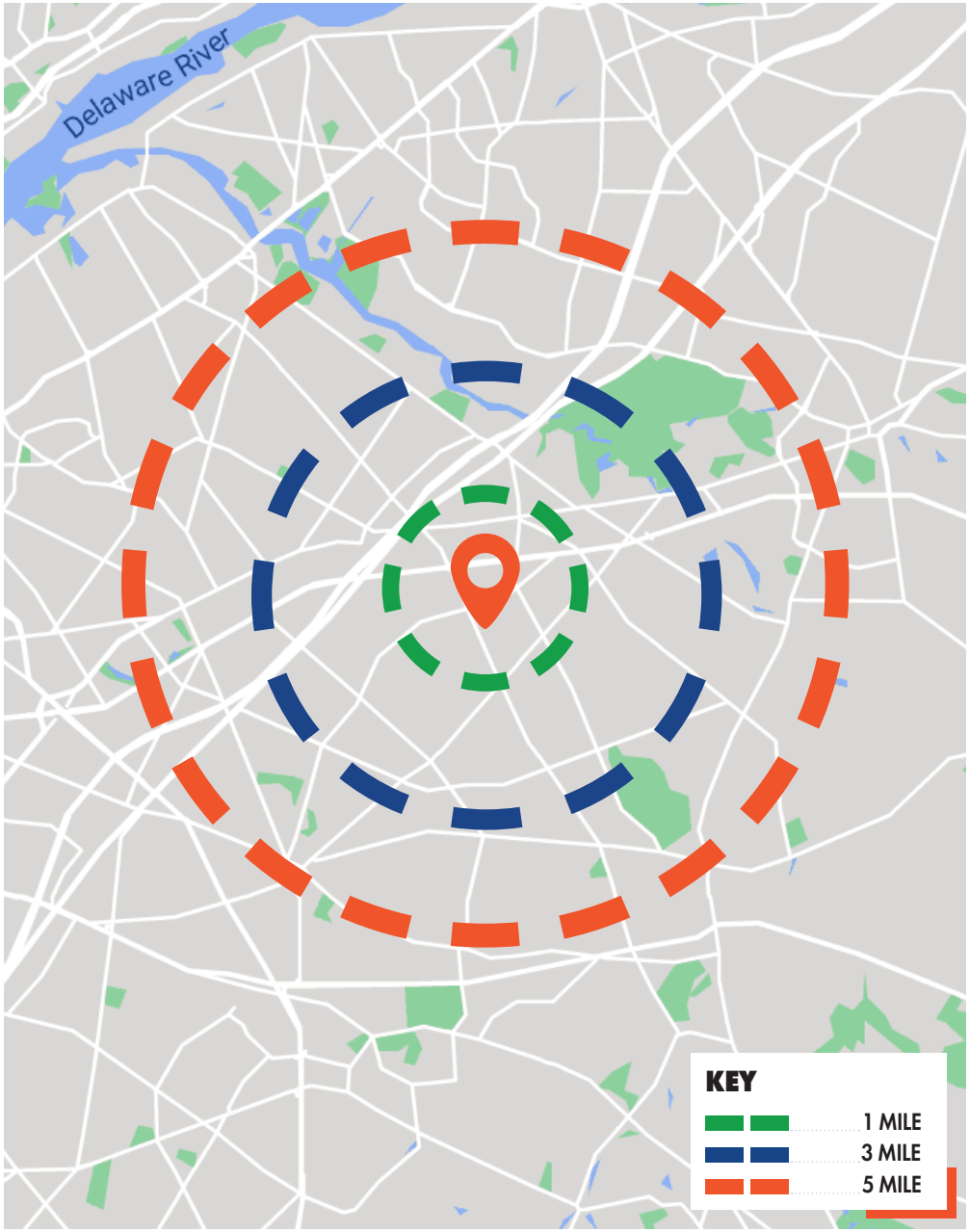
KEY DISTANCES

ROUTE 38
1.3 MILES

I - 295
2.5 MILES

NJ TURNPIKE
6.4 MILES

PHILADELPHIA
16 MILES



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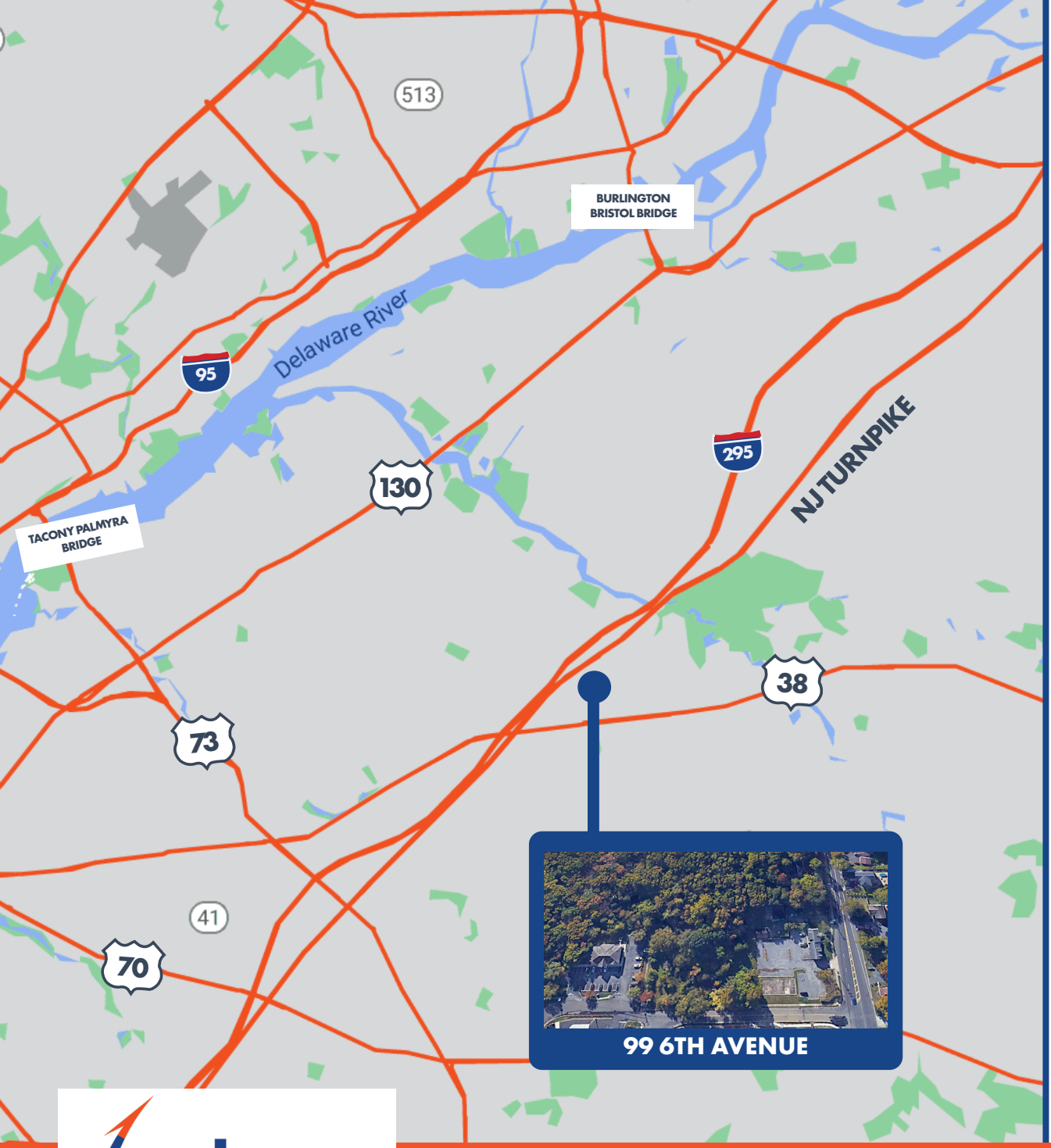

NEARBY AMENITIES

DINING

- Chick Fil A
- Chipotle
- Dunkin
- Jersey Mikes
- Lillos Tomato Pies
- Mcdonalds
- Pancheros
- Panera Bread
- Prospectors Steak-house & Saloon
- Starbucks
- Taco Bell
- Victorias Bagels

RETAIL

- Bath & Body Works
- Costco
- CVS
- Walgreens
- Funplex
- Hampton Inn
- Painting with a Twist
- Red Bank Vet Hospital
- Residence Inn by Marriott
- Rowan College at Burlington County
- Shoprite
- Sports Clips
- Springhill Suites
- Target
- Top Golf
- Wawa
- Wegmans

MEDICAL

- Advocare Burlington County OB/GYN
- Baratta Dermatology
- Center for Pediatric Dental
- Dental and Implant Center
- Union Mill Oral Surgery
- Virtua Infections

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