Vantage commercial

INVESTMENT OPPORTUNITY IN DOWNTOWN CAMDEN FOR SALE

423 MARKET STREET

CAMDEN, NJ 08102

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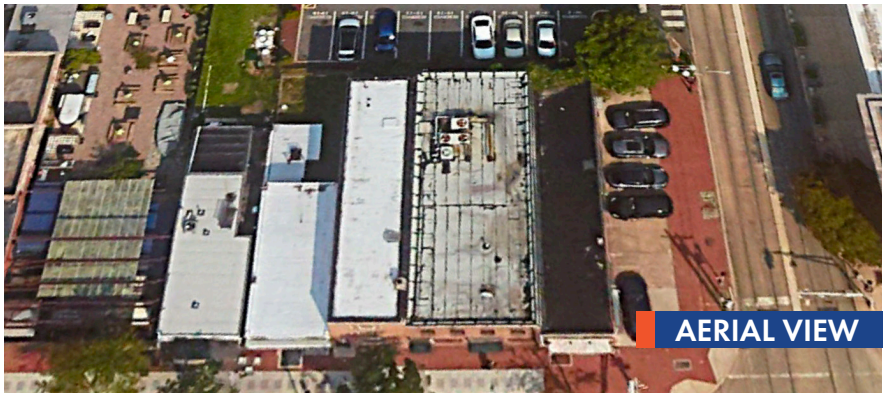

AERIAL VIEW

INTERIOR

INTERIOR

OFFERING SUMMARY

SIZE AVAILABLE
+/- 3,846 SF plus basement

SALE PRICE
$775,000

INCOME
First floor tenant

AREA HIGHLIGHTS

- Completely renovated office building with first floor tenant. Three stories of secured office space with private offices, conference rooms, and bathrooms. Located next to the federal building
- Camden, New Jersey, is undergoing a remarkable transformation, and at the heart of this revitalization are its thriving mixed-use properties. Located in Downtown Camden, NJ, this mixed-use property offers a dynamic fusion of residential, commercial, and recreational spaces that cater to a diverse array of lifestyles and needs
- Camden is emerging as a hub for innovation and entrepreneurship. An expanding educational and medical community are strong drivers for economic growth in the area. It is bring a diverse group of residents, business owners, and patrons to Downtown Camden
- Easy access to public transportation and major roadways makes commuting to Philadelphia and other neighboring cities a breeze, further enhancing the appeal of these properties

The information contained herein has been obtained from sources deemed reliable. Vantage Commercial makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage Commercial are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	18,090	377,902	853,680
2028 POPULATION PROJECTION	18,508	385,791	865,665
HOUSEHOLDS	**1 MILE**	**3 MILE**	**5 MILE**
2023 HOUSEHOLDS	5,539	162,336	340,440
2028 HOUSEHOLD PROJECTION	5,367	165,783	345,421
INCOME	**1 MILE**	**3 MILE**	**5 MILE**
AVERAGE HOUSEHOLD INCOME	$61,506	$95,882	$79,855
MEDIAN HOUSEHOLD INCOME	$28,354	$65,641	$95,849

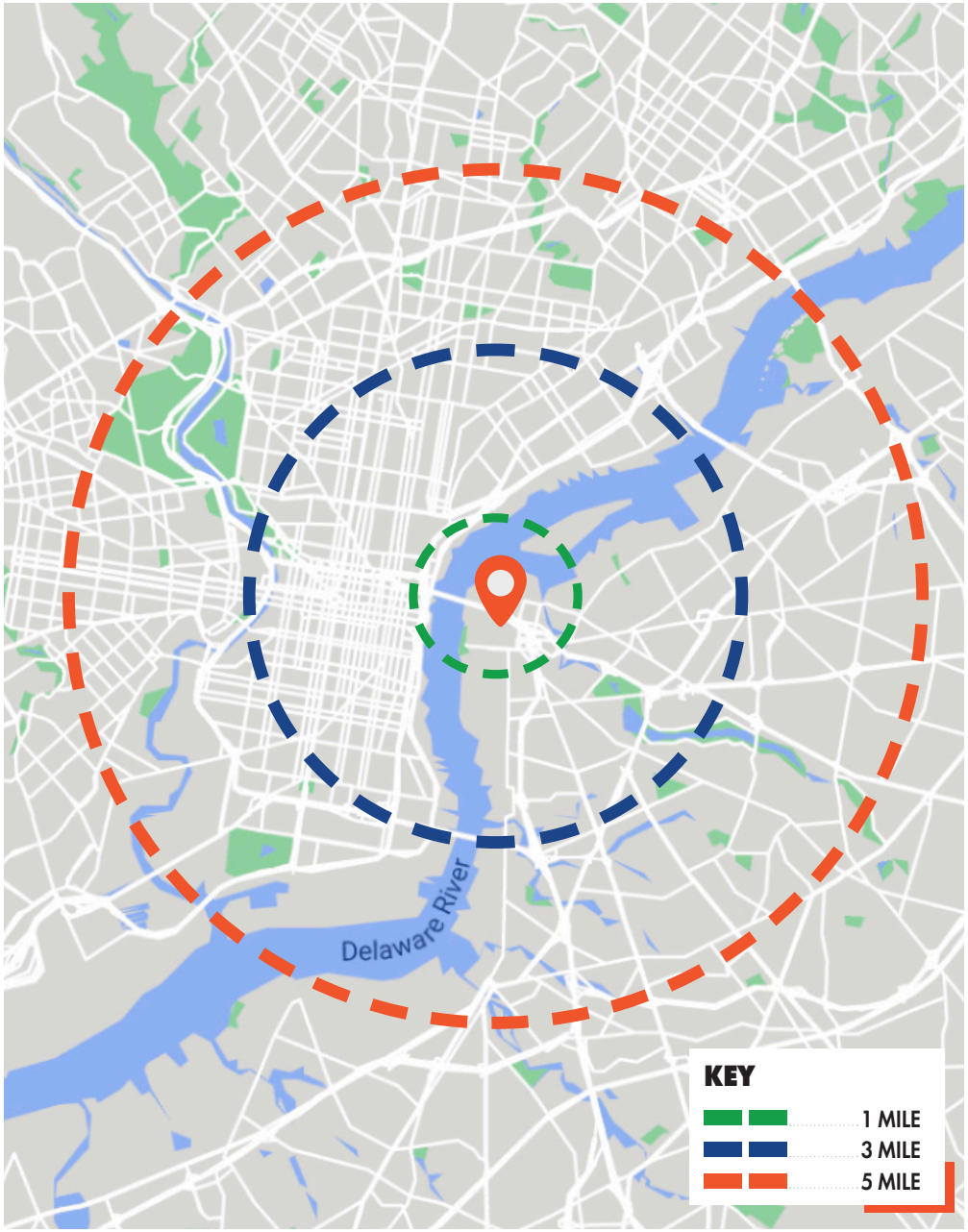
KEY DISTANCES

ROUTE 38
1.3 MILES

CENTER CITY
3 MILES

I - 295
6.6 MILES

NJ TURNPIKE
9 MILES



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NEARBY AMENITIES

RETAIL

- Beauty Haven
- Best Western Plus
- Camden County Historical Society
- Camden Library
- Cooper University Hospital
- Dollar General
- Enterprise Rent-A-Car
- Family Dollar
- Fayers Market
- Harbor Freight Tools
- Hilton Garden Inn Waterfront
- King Liquor
- Liberty Gas
- Rutgers University
- Subaru

DINING

- Checkers
- Corinnes Place
- Dairy Queen
- Donkeys Place
- Dunkin
- Haddon Nutrition
- Lascalas Birra
- Marios Pizza
- McDonalds
- New Hong Kong Chinese
- Starbucks
- Super Crown Fried Chicken
- Wildfire Lounge

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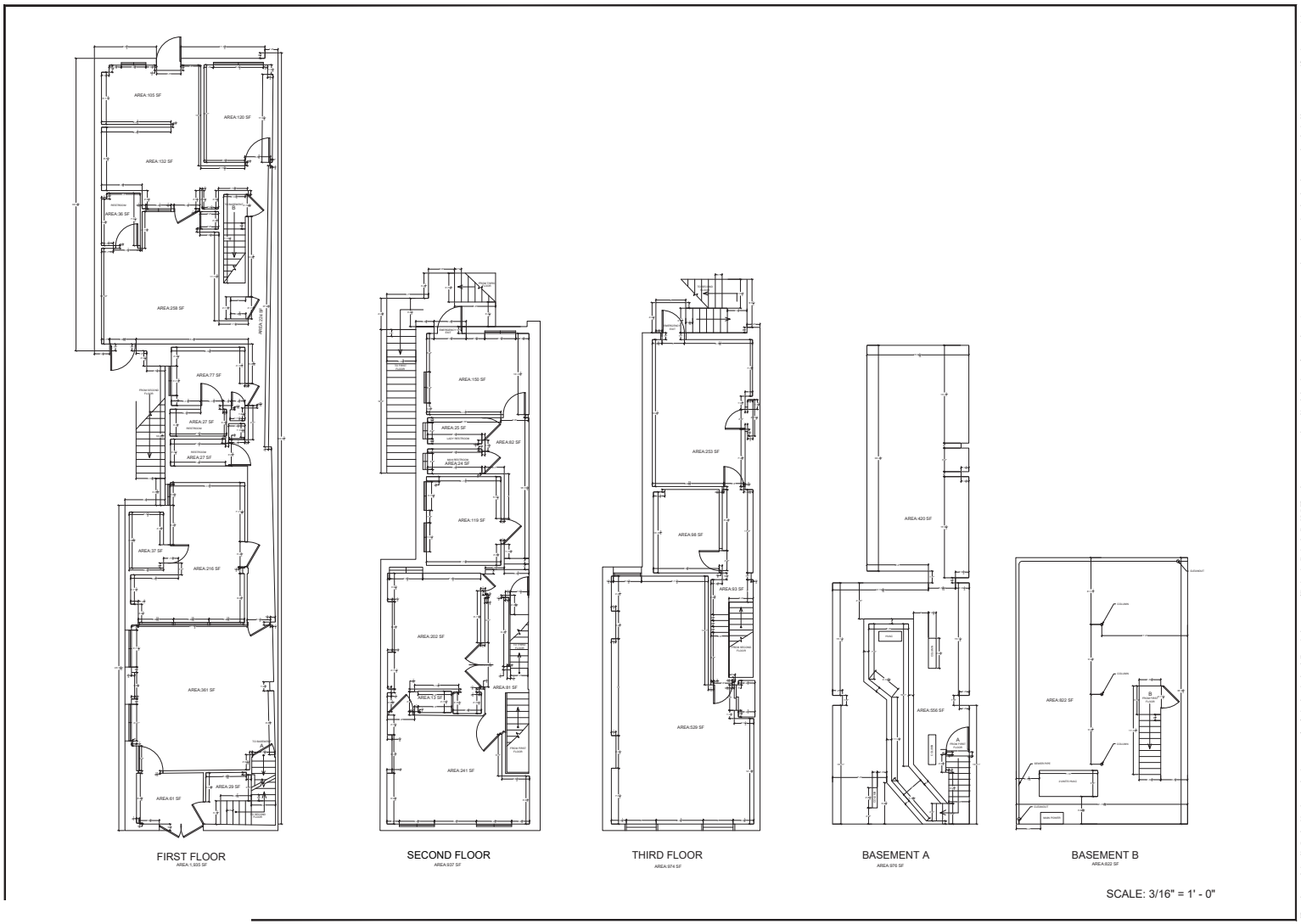
FLOOR PLANS



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