

403

SICKLERVILLE ROAD SICKLERVILLE, NEW JERSEY

Corner of Sicklerville & Williamstown
New Freedom Roads

BUILDING FOR LEASE/SALE

BUILDING INFORMATION

GROSS LEASABLE AREA

11,440 SF

LOT SIZE

1.17 Acres

YEAR CONSTRUCTED

1997

BUILDING TYPE

Freestanding single-tenant retail building with drive-thru

ZONING

C - Minor Commercial

PERMITTED USES

Retail establishments, personal & professional services, restaurants & cafés

PARKING SPACES

45±

FOR SALE PRICE

\$2,950,000

VEHICLES PER DAY (VPD)

30,000



PROPERTY INFORMATION

JAMES FAMULARO
President

ADAM MATLOFF
Senior Director
212.468.5924
amatloff@meridiancapital.com

NATHANIEL ABITBOL
Senior Associate
212.468.5949
nabitbol@meridiancapital.com

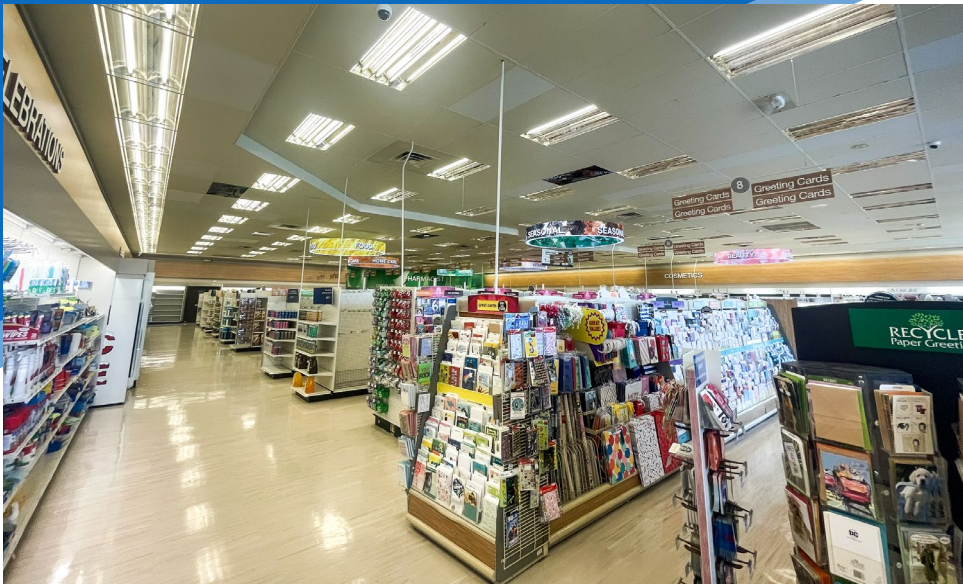
JAKE HERSKOWITZ
Associate
212.468.5941
jherskowitz@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

403 SICKLERVILLE ROAD
SICKLERVILLE, NEW JERSEY | Corner of Sicklerville & Williamstown New Freedom Roads

BUILDING FOR LEASE/SALE



CAMDEN COUNTY

LOCAL SCHOOLS & COLLEGES

SCHOOL NAME	STUDENTS ENROLLED
Camden County College	11,000± Students

Winslow Township School District: This district comprises 8 schools with a total enrollment of 5,024 students.

TRANSPORTATION



CAMDEN COUNTY EMPLOYERS



SUBARU



Cooper
University Hospital
Cape Regional



Virtua
Health

Campbell's



AMERICAN WATER

JAMES FAMULARO
President

ADAM MATLOFF
Senior Director
212.468.5924
amatloff@meridiancapital.com

NATHANIEL ABITBOL
Senior Associate
212.468.5949
nabitbol@meridiancapital.com

JAKE HERSKOWITZ
Associate
212.468.5941
jherskowitz@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

INTERIOR



NEIGHBORS

SICKLERVILLE, NEW JERSEY

	1-Mile	3-Miles	5-Miles
CURRENT POPULATION	9,957	49,732	111,899
AVERAGE HOUSEHOLD INCOME	\$84,752	\$107,203	\$114,370

- JAMES FAMULARO
President
- ADAM MATLOFF
Senior Director
212.468.5924
amatloff@meridiancapital.com
- NATHANIEL ABITBOL
Senior Associate
212.468.5949
nabitbol@meridiancapital.com
- JAKE HERSKOWITZ
Associate
212.468.5941
jherskowitz@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.