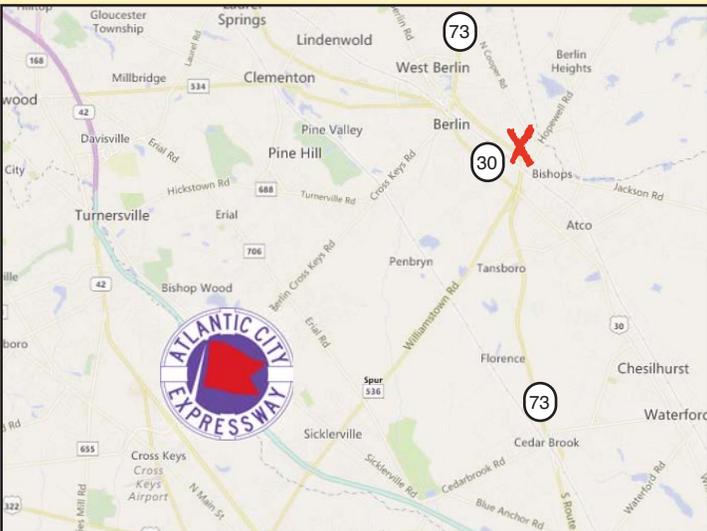


READY FOR DEVELOPMENT
SALE OR LEASE



**785 ROUTE 73 SOUTH
WEST BERLIN, NJ**

EXCLUSIVE LISTING



Property Description:

Highly Visible Land for Sale

Tax ID:

Block: 1605 Lot: 1.02

Lot Size:

2.00 +/- acres

208' x 450'

Zoning:

C3RG (Highway Commercial)

Taxes:

\$8,680 (2015)

Lease Rate:

\$40,000.00/Year NNN

Sale Price:

\$399,000.00

Comments:

- Fully Approved for 8,900 +/- SF With 45 Parking Spaces
- Architectural Drawings of 8 Unit Retail Space 8,900 +/- SF of Space
- Driveway, Curbcuts & Sidewalks Installed by the State of NJ
- Easy Access from the Atlantic City Expressway & Route 30

For Further Information, Please Contact:

Jeffrey Lucas (cell)
(609) 254-1832
jeffreylucas@me.com

Michael DiVietro (ext. 29)
(856) 985-9522
mdivietro@rosecommercial.com

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651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488



DEVELOPMENT OPPORTUNITY SALE OR LEASE

785 ROUTE 73 SOUTH
WEST BERLIN, NJ

EXCLUSIVE LISTING



DEMOGRAPHICS

Category	3 Mile Radius	5 Mile Radius
2015 Population Estimate	29,112	84,826
2015 Ave. Household Income	\$95,943	\$92,873
Traffic Count: Route 73	31,162 VPD	



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