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Hersh Realty Group
Commercial Real Estate Services

**Free Standing
Commercial Investment
Building For Sale**

Long Time Rita's Water Ice Location with additional rental unit



BUILDING INFORMATION

Location: 252 White Horse Pike South Berlin, New Jersey 08009

Size: 3,300 +/- SF on .63 +/- acres

Real Estate Taxes: \$8,292.50 – Tax Year 2020

Asking Price: \$350,000.00

Availability: Immediate

Zoning: Commercial

Property Highlights

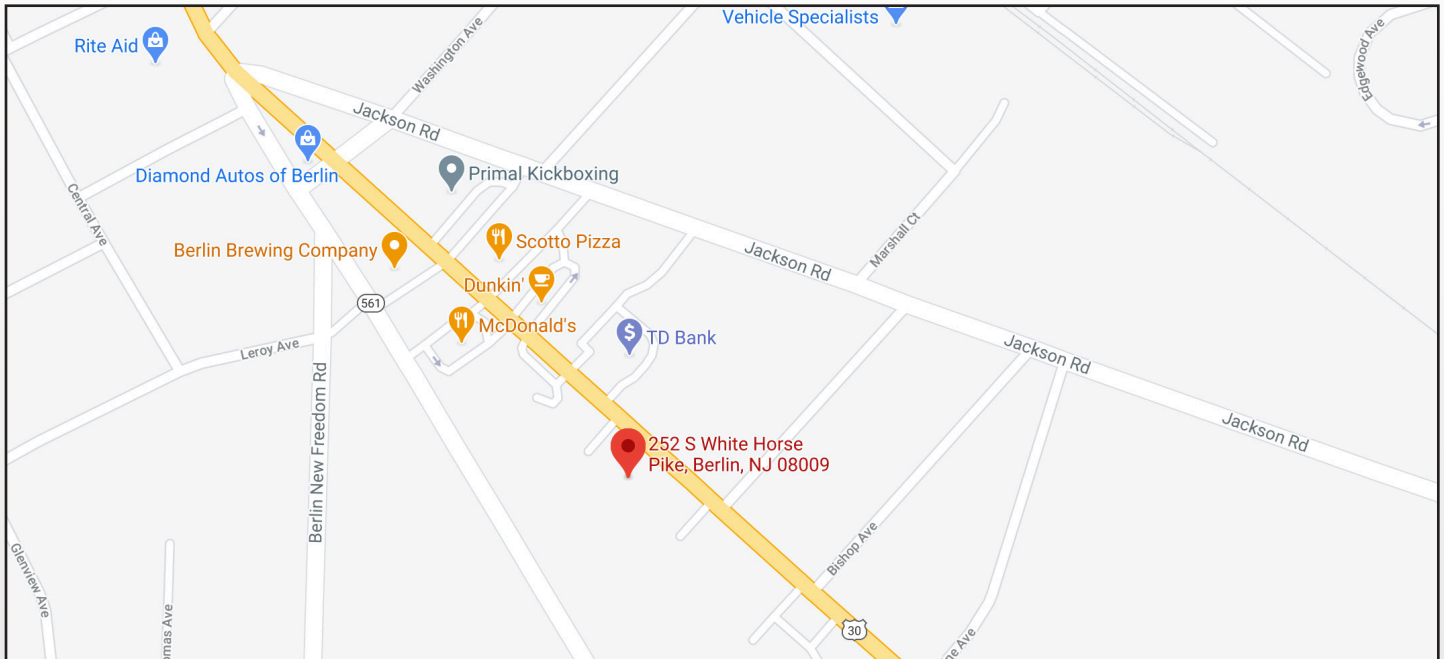
- **Former QSR Building partially occupied long term to Rita's Water Ice.**
- **Drive thru lane and window still intact.**
- **Located on heavily traveled White Horse Pike (Route 30)**
- **Surrounded by commercial/office and densely populated residential neighborhoods.**

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1771 Springdale Road • Cherry Hill, NJ 08003

Seth Hersh, President | 856.375.8560 Ext. 5 | shersh@hershrg.com

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Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	5,677	35,610	104,462
Number of HH's	2,079	12,836	38,131
Median HH Income	\$89,317	\$82,593	\$79,678

Traffic Count: in excess of 26,000 VPD



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