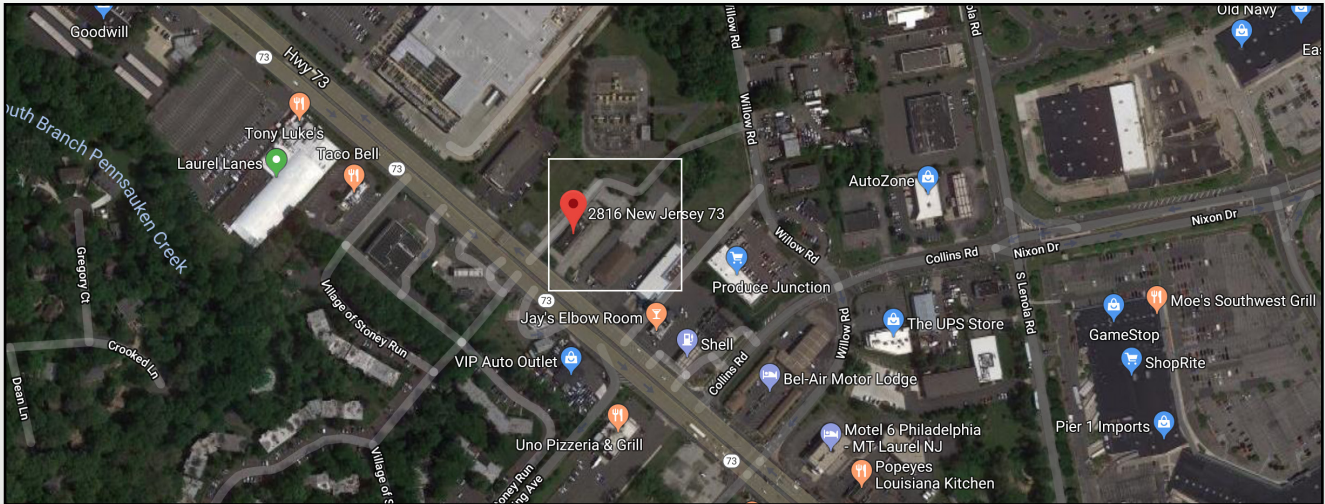




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 Commercial Real Estate Services

**Prime Commercial
 Site For Sale or Lease**

1.3 +/- Acres – NJ State Highway Route 73- Maple Shade, NJ



BUILDING INFORMATION

Location: 2816 Route 73 North Maple Shade, New Jersey 08052
Size: 1.3 +/- Acres with former Roy Roger’s fast food restaurant building on site.
Asking Price: Lease: \$110,000.00 per year NNN Ground Lease Sale: \$1,250,000.00
Availability: Immediately
Zoning: Commercial
Parking: 63 as currently configured

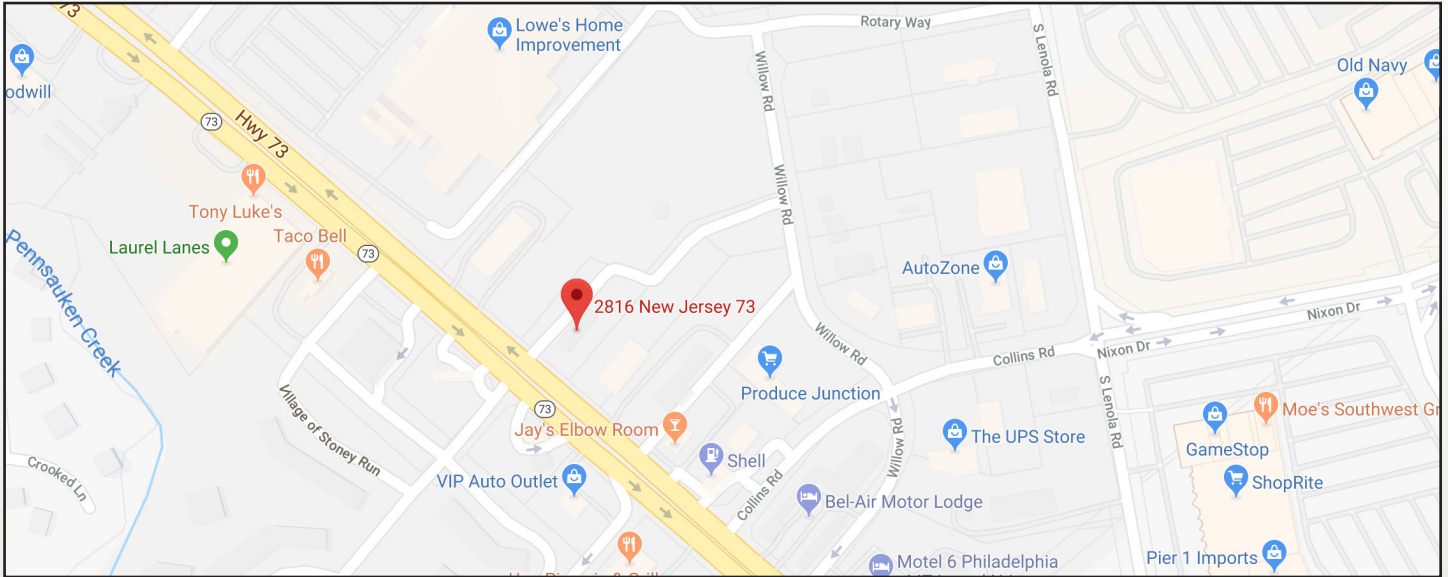
- Property/Area Highlights:**
- Situated on the morning side of traffic
 - Access road leading to East Gate Shopping Center
 - Located minutes from I 295, NJ Turnpike and major bridges leading to Phila.
 - Prominent location with high visibility from both directions of traffic
 - Surrounded by a wide variety of commercial users and dense residential neighborhoods

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1771 Springdale Road • Cherry Hill, NJ 08003

Seth Hersh, President • O: 856.375.8560/C: 856.264.3439
shersh@hershrg.com

1.3 +/- Acres – NJ State Highway Route 73- Maple Shade, NJ



Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	9,439	81,037	217,198
# of Households	4,560	32,548	82,911
Median HH Income	\$72,408	\$100,598	\$111,053

Traffic Count: In excess of 70,000 VPD



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