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**Hersh Realty Group**  
 Commercial Real Estate Services

**10,000 Showroom  
 building on  
 3.4 +/- Acres**

**End user location or redevelopment site on busy Cross Keys Rd. Berlin, NJ**



**BUILDING INFORMATION**

<b>Location:</b> 216 Cross Keys Road Berlin, New Jersey 08009
<b>Size:</b> 10,000 +/- Sf building on 3.4 +/- acres
<b>Asking Price:</b> \$750,000.00
<b>Availability:</b> Immediately
<b>Zoning:</b> Commercial
<b>Parking:</b> plentiful on site parking

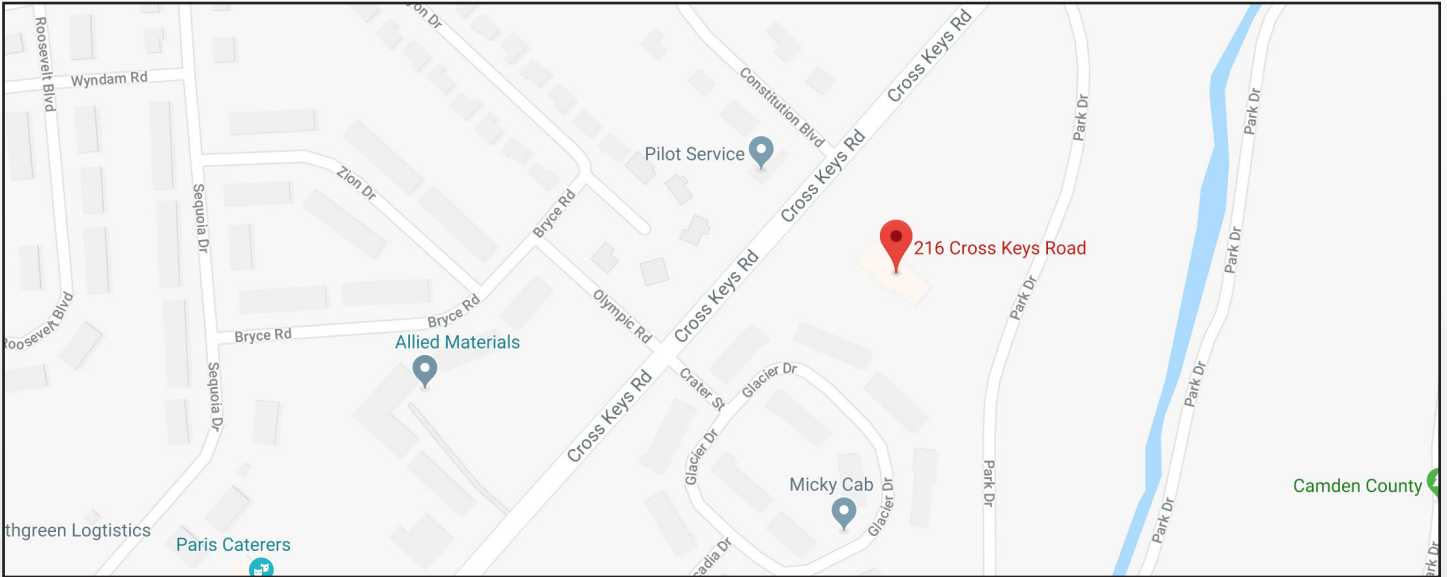
- Property/Area Highlights:**
- Ideal location for any retail/showroom user
  - Close proximity to Rt 73, The White Horse Pike and The Atlantic City Expressway
  - Situated in a high growth area
  - Convenient ingress and egress via two curb cuts on busy Cross Keys Rd
  - Surrounded by a wide variety of commercial users and dense residential neighborhoods

**HERSH REALTY GROUP • WWW.HERSHRG.COM**

1771 Springdale Road • Cherry Hill, NJ 08003

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Demographic Summary			
	1 Mile	3 Miles	5 Miles
Population	10,703	36,618	72,208
# of Households	3,896	13,382	26,616
Average HH Income	\$78,755	\$97,399	\$99,344
Traffic Count: In excess of 22,000 VPD			



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