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Hersh Realty Group
Commercial Real Estate Services

**Former Golden
Corral Restaurant
For Sale or Lease**

8,200 +/- BUILDING ON 2.5 +/- ACRES



BUILDING INFORMATION

Location: 526 Route 73 West Berlin, New Jersey 08091

Size: 8,200 +/- Building on 2.5 +/- acres

Asking Price: Sale: \$1,800,000.00, Lease: Call for details

Availability: Immediately

Zoning: C1- Highway Commercial

Property/Area Highlights:

- High Exposure building located on heavily travelled Route 73
- Ideal for retail, fast food, medical/urgent care, daycare & professional offices
- 345' frontage on Route 73
- Surrounded by a wide variety of commercial users and dense residential neighborhoods

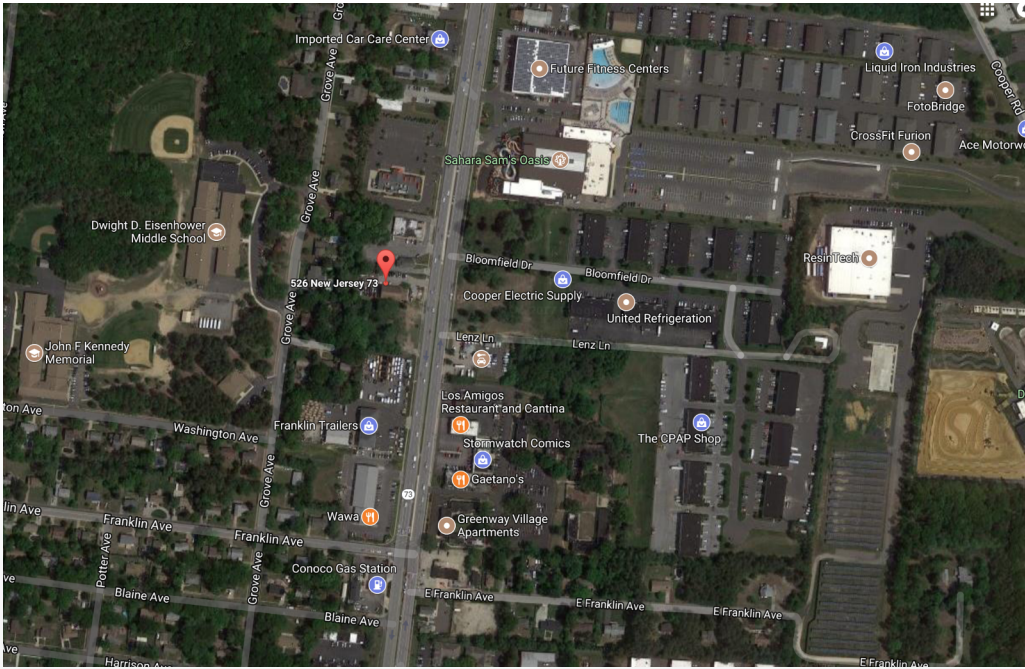
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Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	4,885	43,079	140,921
Number of Households	1,629	15,685	54,054
Median HH Income	\$91,499	\$73,456	\$72,469

Traffic Count: In excess of 40,000 VPD



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