

1329 HURFFVILLE ROAD DEPTFORD, NJ

INVESTMENT PROPERTY FOR SALE RETAIL FLEX BUILDING & ARBY'S



2013 DEMOGRAPHICS

Category	1 Mile	3 Miles	5 Miles
Population	4,826	67,113	213,722
Household Income	\$81,496	\$76,532	\$78,433
Daytime Population	8,630	58,930	190,590



ARBY'S RESTAURANT

NOI: \$45,375.00 NNN

RETAIL BUILDING

NOI: \$89,639.04 NNN

Please Contact for Further Details

Property Description: Newly Renovated Fully Leased Retail Flex Building and Arby's Restaurant for Sale

Retail Building: 20,234 +/- SF (6,560 +/- SF Vacancy)

Arby's Building: 2,915 +/- SF

Retail Flex Building: \$1,100,000.00 (8 CAP)

Arby's: \$756,250.00 (6 CAP)

Sale Price: \$1,856,250.00

NOI: \$135,014.04

Comments:

- Located at Signalized Intersection
- Fully Leased Triple Net Investment
- Pylon Signage with Both Buildings
- Strong Demographics
- Can Be Sold Separately

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