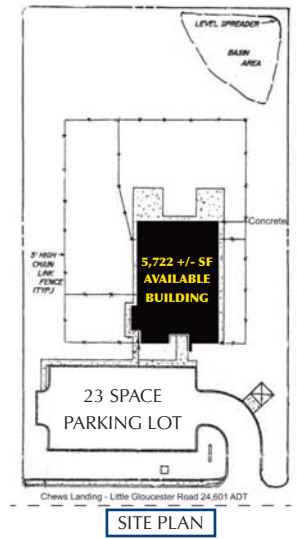
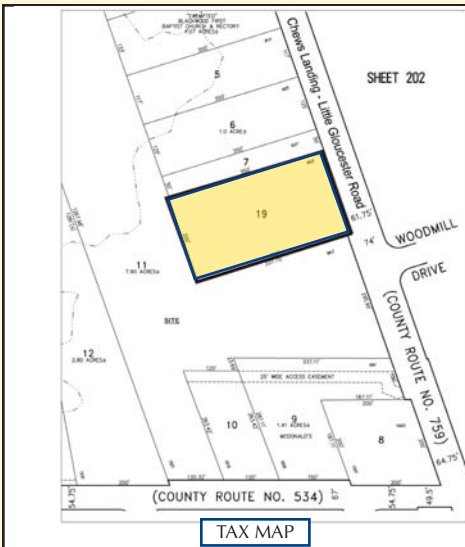


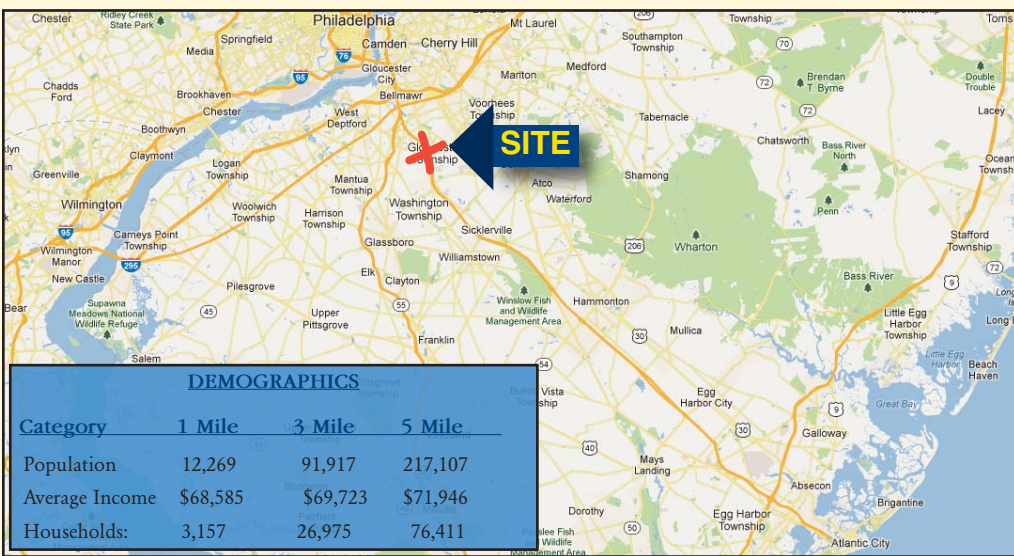
**5,722 +/- SF FREESTANDING BUILDING
WITH PARKING LOT FOR SALE OR LEASE
943 LITTLE GLOUCESTER ROAD, CLEMENTON, NJ**



**FREESTANDING BUILDING
SALE OR LEASE**



Description: Stand Alone One Story Building for Sale or Lease
Zoning: R-2
Sale Price: ~~\$795,000.00~~
\$775,000.00
Taxes: \$21,171.40
Lease Rate: \$8.00/SF NNN
Building Size: 5,722 +/- SF
Lot Size: 1.61 +/- acres
Block/Lot: 20101/19
Frontage: 200'
Depth: 350'
Average Daily Traffic:
 11,876 - Little Gloucester Road
 24,601 - Blackwood-Clementon Rd
 109,091 - Route 42



- Comments:**
- Ideal for Daycare, Church, Non-Profit, or Office
 - Former Daycare
 - 23 Space Parking Lot
 - Little Gloucester Road Exposure and Signage
 - Central to Fast Growing Municipalities
 - 17 Miles from Downtown Philadelphia & 50 Miles West of Atlantic City
 - Easy Access to the North/South Freeway and Black Horse Pike



Brett Davidoff (Ext. 27)

(856) 985-9522

bdavidoff@rosecommercial.com

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