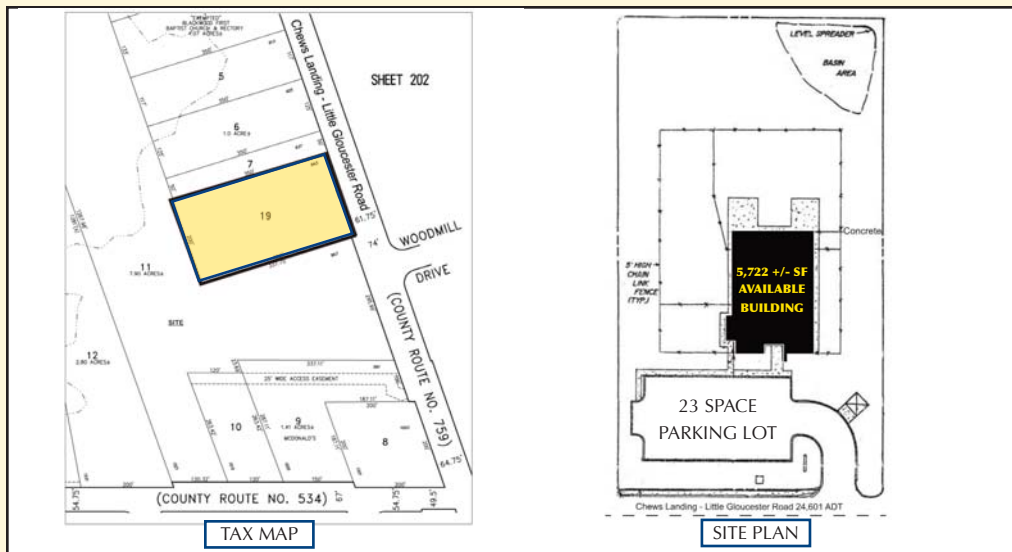


**5,722 +/- SF FREESTANDING BUILDING
WITH PARKING LOT FOR SALE OR LEASE
943 LITTLE GLOUCESTER ROAD, CLEMENTON, NJ**



**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'

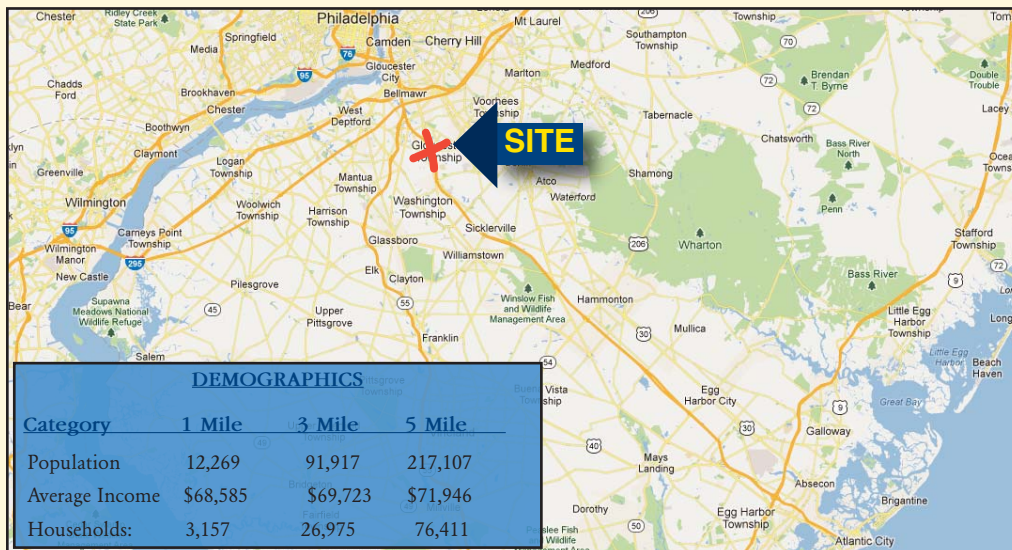
Depth: 350'

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

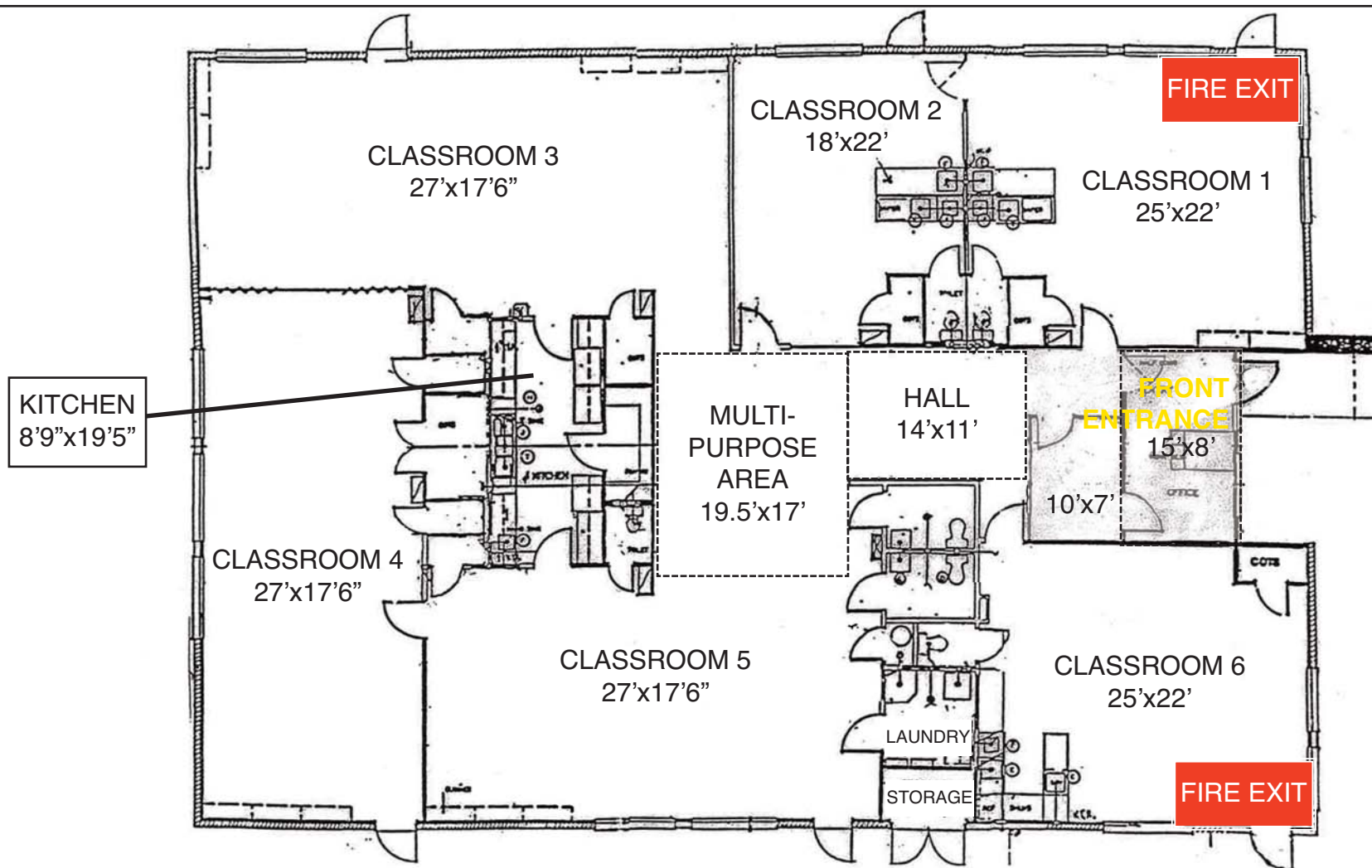
bdavidoff@rosecommercial.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

651 Route 73 North Suite 111 Marlton, NJ 08053 (856) 985-9522 Phone (856) 985-9488 Fax
www.rosecommercial.com

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

FREESTANDING BUILDING
SALE OR LEASE



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Brett Davidoff (Ext. 27)

(856) 985-9522

bdavidoff@rosecommercial.com



651 Route 73 North, Suite 111

Marlton, NJ 08053

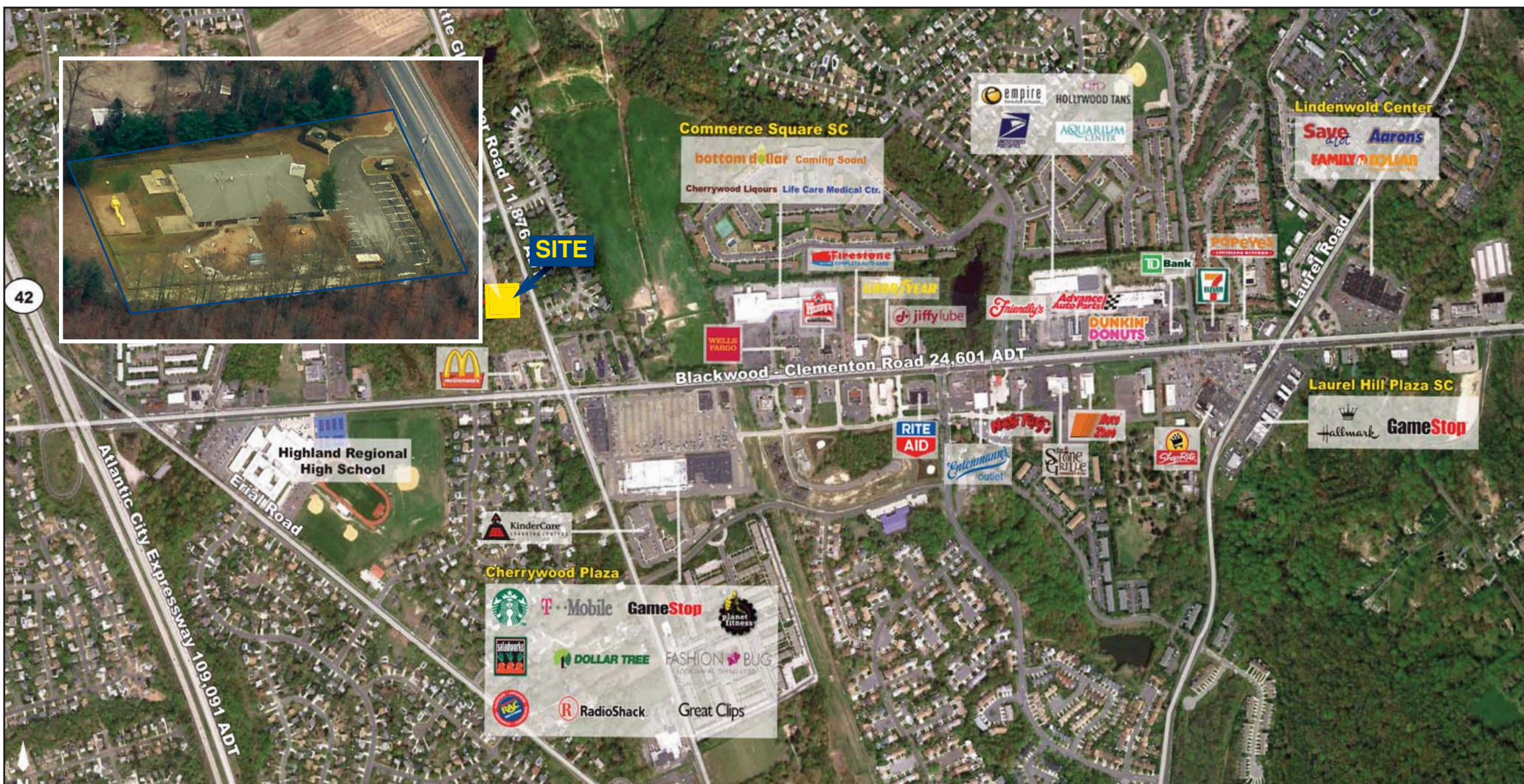
(856) 985-9522 Phone

(856) 985-9488 Fax

www.rosecommercial.com

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

FREESTANDING BUILDING
SALE OR LEASE



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Brett Davidoff (Ext. 27)

(856) 985-9522

bdavidoff@rosecommercial.com



651 Route 73 North, Suite 111

Marlton, NJ 08053

(856) 985-9522 Phone

(856) 985-9488 Fax

www.rosecommercial.com