



INVESTMENT OPPORTUNITY MULTI-TENANT RETAIL CENTER FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

3143 Fire Road, Egg Harbor Township, NJ



INVESTMENT OVERVIEW

Gross Leasable Area:	9,111 +/- SF
Lot Size:	.91 Acres
N.O.I:	\$120,092.00
Occupancy:	100% (6 tenants)

ANNUAL OPERATING EXPENSES

Taxes:	\$ 33,425.00 (2020)
Insurance:	\$ 3,666.00
C.A.M.:	\$ 7,127.00 (utilities separately metered)

PROPERTY INFORMATION

Comments:	<ul style="list-style-type: none"> • 191 +/- feet of frontage on Fire Road • 4:1 Parking Ratio • Zoned RCD • Built in 1992 • Large pylon sign • Service based tenants • Easy access to Garden State Parkway
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Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry - representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

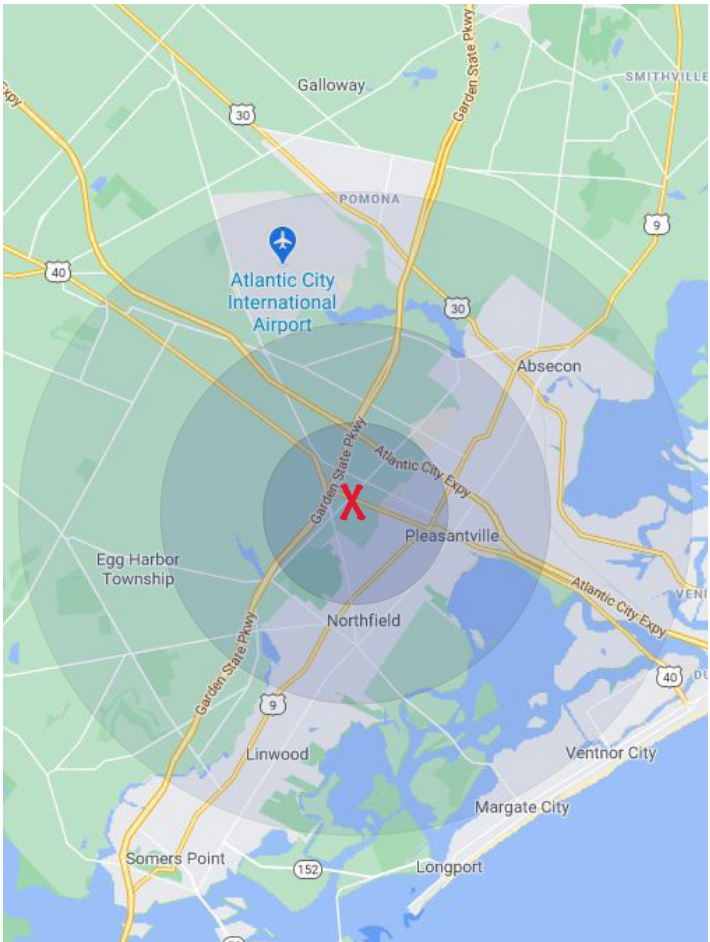
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MAP & DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2020 Total	3,539	46,665	93,680
HOUSEHOLD			
2020 Total Households	1,616	86,053	91,701
Average Household Income	\$114,163.00	\$106,257.00	\$99,440.00
TRAFFIC COUNT	28,253 +/- Vehicles Per Day (Tilton Road Intersection)		