



# INVESTMENT OPPORTUNITY MULTI-TENANT RETAIL CENTER FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

1031 Little Gloucester Road, Blackwood, NJ



## INVESTMENT OVERVIEW

<b>Gross Leasable Area:</b>	8,000 +/- SF
<b>Lot Size:</b>	.85 Acres
<b>N.O.I:</b>	\$124,213.00
<b>Occupancy:</b>	100% (7 tenants)

## ANNUAL OPERATING EXPENSES

<b>Cap Rate:</b>	8 % CAP
<b>Sale Price:</b>	\$ 1,500,000.00
<b>Taxes:</b>	\$ 28,071.00 (2021)

## PROPERTY INFORMATION

<b>Comments:</b>	<ul style="list-style-type: none"> <li>• 170 +/- feet of frontage on Little Gloucester Road</li> <li>• 5:1 Parking Ratio</li> <li>• Zoned GB</li> <li>• Built in 1990</li> <li>• Situated at signalized intersection on Blackwood Clementon Road</li> </ul>
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**Adam Rose (Ext. 22)**

**arose@rosecommercial.com**

**(856) 985-9522**

**Alan Sussman (Ext. 38)**

**asussman@rosecommercial.com**

**(856) 985-9522**

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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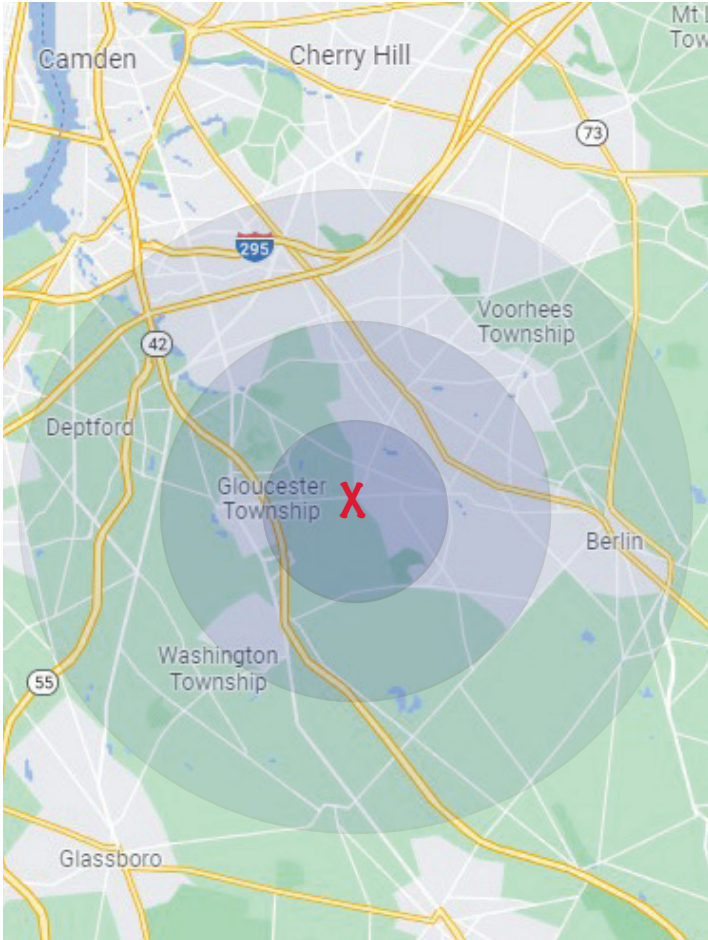
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## MAP & DEMOGRAPHICS



### DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2021 Total	15,014	82,893	175,132
HOUSEHOLD			
2021 Total Households	6,071	32,247	67,105
Average Household Income	\$65,866	\$72,893	\$72,477
TRAFFIC COUNT	28,500+/- Vehicles Per Day		