



EXCLUSIVE LISTING REDEVELOPMENT SITE FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

244 Route 38 West, Moorestown, NJ



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2023 Total	5,675	66,468	200,086

HOUSEHOLD

2023 Total Households	2,070	26,831	78,409
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2023 Average Household Income	\$180,758	\$128,987	\$127,370
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TRAFFIC COUNT	40,366 +/- Vehicles Per Day
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Property Description:

Size:	Land (former school) 33,000 +/- SF on 4 +/- acres
Assessment:	\$3,800,600.00 (2022)
Taxes:	\$101,171.97 (2022)
Sale Price:	\$4,400,000.00

Comments:

- Corner lot with excellent visibility
- Direct access off Route 38 and Pleasant Valley
- Minutes to Route 73, I-295 and NJ Turnpike
- 3 phase, 800 amp, 600 volt, Electric service on site
- Central to Moorestown Mall, East Gate Square

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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.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

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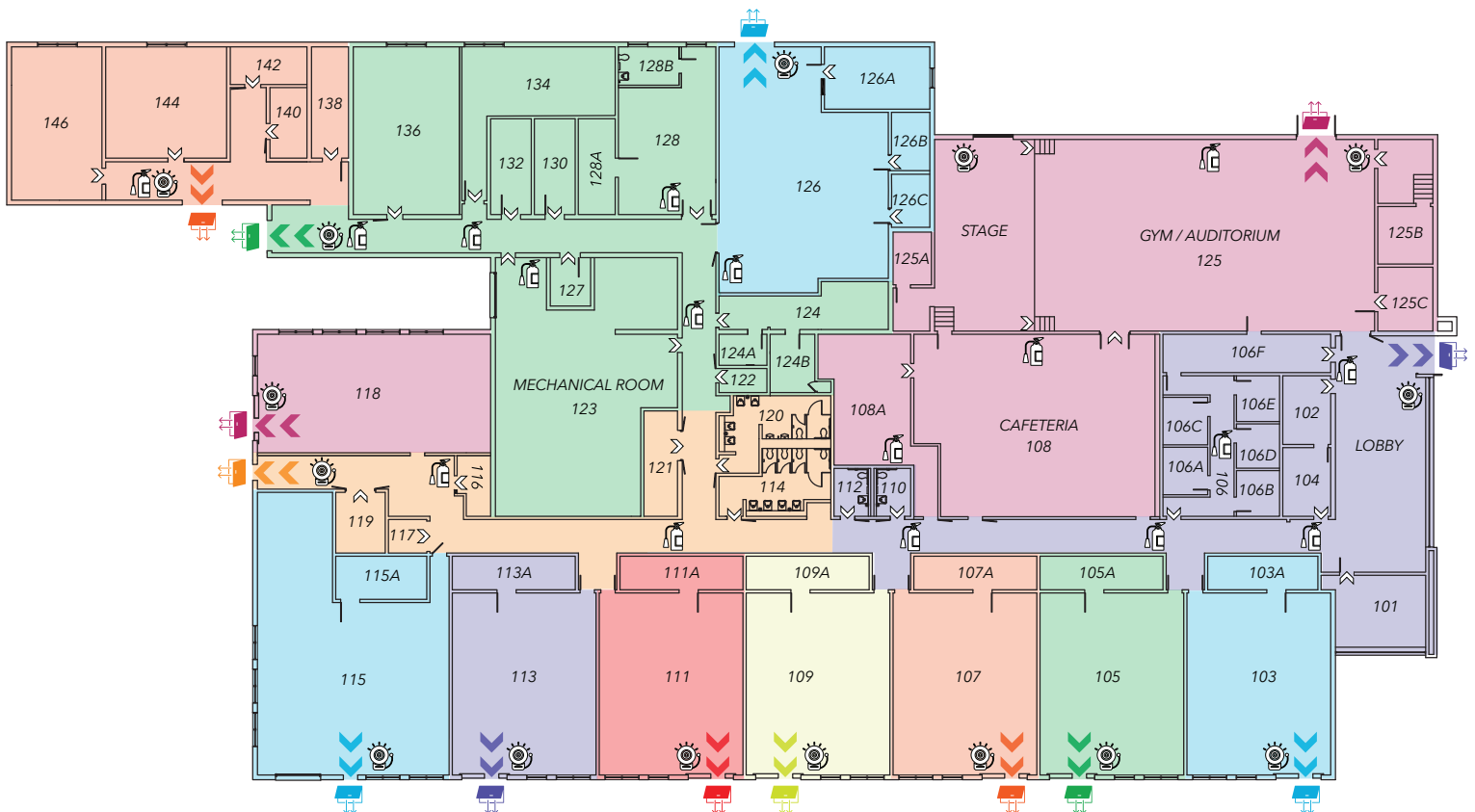


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FLOOR PLAN



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