



INVESTMENT OPPORTUNITY MULTI-TENANT RETAIL CENTER FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

HOLLY EDGE SHOPPING CENTER 1649 ROUTE 38, MOUNT HOLLY, NJ



PROPERTY INFORMATION

Gross Leasable Area:	Retail:	10,200 +/- SF
	Warehouse:	4,500 +/- SF
		<u>14,700 +/- SF Total</u>
Lot Size:	1.13 +/- Acres	
Zoning:	B-2 in Mt Holly Urban Enterprise Zone (UEZ)	
Taxes:	\$35,519.99 (2023)	

INVESTMENT SUMMARY

Offering Price:	\$1,700,000.00
N.O.I (In Place):	\$120,714.00 (2023)
OPEX:	\$ 8.24/ SF (2023)

TENANT INFORMATION

Retail:	<ul style="list-style-type: none"> • Leslie Pools - 5,100 SF • On The Go (Laundry Mat) - 3,000 SF • Absolute Weave Bar - 2,100 SF
Warehouse:	<ul style="list-style-type: none"> • Ocean Tents - 3,500 SF, Storage - 1,000 +/- SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,698	37,345	62,284
Household	3,660	13,560	23,490
Average HH Income	\$71,890	\$87,177	\$90,957
Traffic Counts:	36,792 VPD (Rt 38 & Maple Grove Road)		

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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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