



FEINBERG & MCBURNEY

SPACE AVAILABLE EST. 1960 Realty/Development, LLC 856-489-8887

AVAILABLE FOR SALE!

INVESTOR/USER OPPORTUNITY

Prominent Corner Site

Route 38 & Rudderow Avenue, Maple Shade, NJ



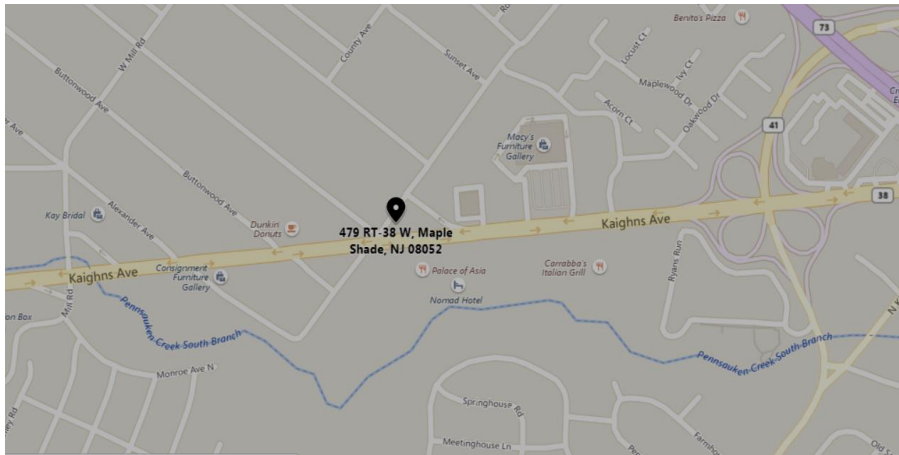
Building Size
6,700+/- Sq. ft.
Land Size:
Approx. 34,000 sf
(.80 Acre)

Demographics (Source: CoStar)

Population:
1 Mile: 16,012
3 Miles: 81,652
5 Miles: 243,483

Housing Units (2000):
1 Mile: 6,918
3 Miles: 32,653
5 Miles: 93,333

Median Household Income:
1 Mile: \$66,577
3 Miles: \$79,822
5 Miles: \$84,304



Join:



NOTES:

- Zoning: "PD" Planned Development
- Taxes: \$23,465. (2019)
- New Papa John's Lease plus extra space available (approx 4550 sf).
- 170' Route 38 Frontage
- Traffic Count: **61,553 AADT (NJDOT)**
- Excellent Visibility & Signage

More Information? Contact:
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Disclaimer: The information in this correspondence is deemed correct and accurate from the owner and other sources from which it was obtained. All information is subject to changes, errors, omissions and removal from the market without notice.

Floor Plan



Not to Scale