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**Square Feet:** **TOTAL:** 40,800 sf +/-  
39,200 sf showroom / warehouse  
1,600 sf mezzanine / executive office

**Block/Lot:** 1301 / 41

**Zoning:** HB - Highway Business

**Lot:** 4.45 +/- acres

**--- NEW PRICING ---**

**Asking Price:** ~~\$2,850,000.00~~ **\$2,595,000.00**

**Lease Rate:** ~~\$8.65~~ **\$6.95 per sq. ft. NNN**

**Real Estate Taxes:** \$65,779.00 (2015)

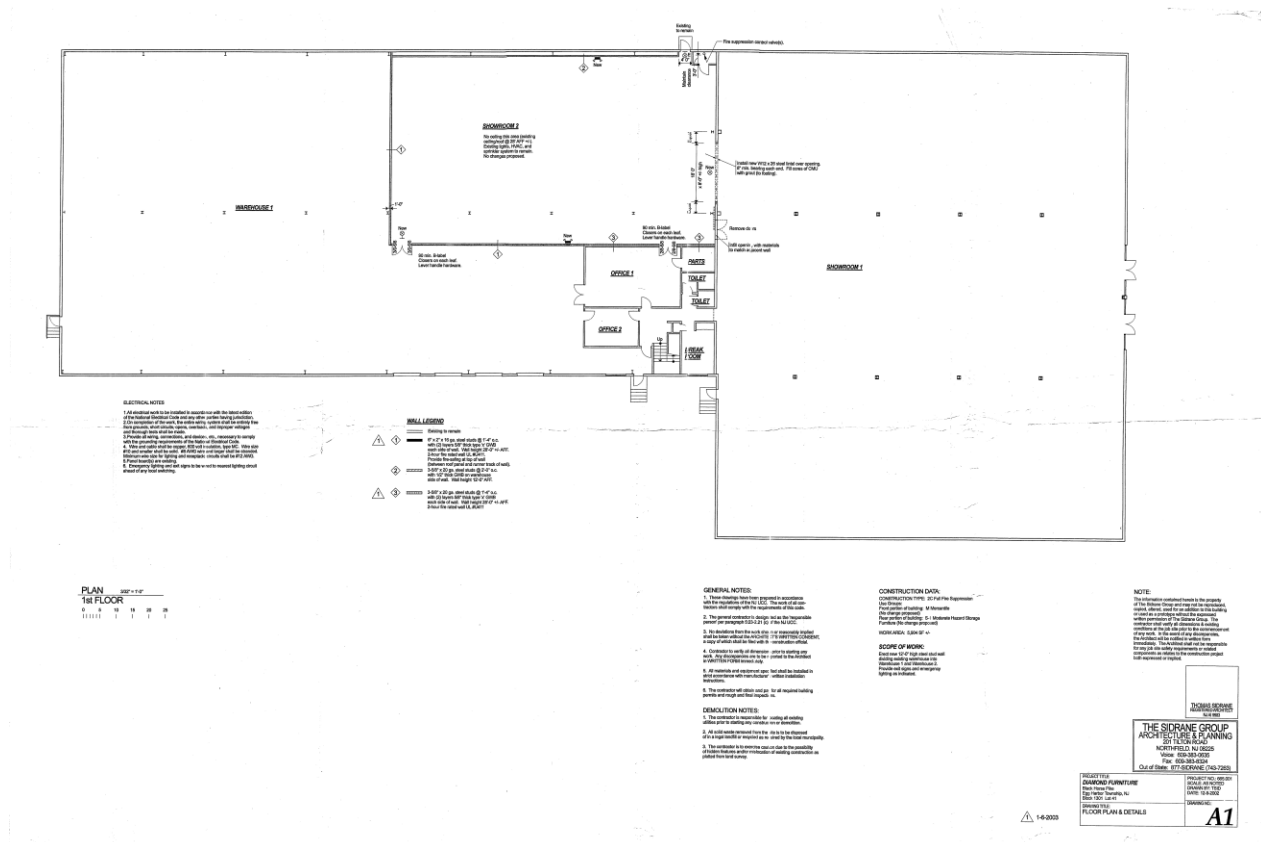
**Comments:**

- **PRIME HIGHWAY COMMERCIAL CORRIDOR**
- **26,000 +/- sf showroom**
- **12,500 +/- sf warehouse with 5 shipping bays / doors**
- 260 + feet frontage on Black Horse Pike/Rte. 40
- Executive office area on 2<sup>nd</sup> floor mezzanine
- Pylon and building signage fronting on BHP / Rte. 40
- 32,000+ cars per day (*source njdot*)
- Area businesses include: English Creek Shopping Centre, Auto Lenders, ShopRite, Matt Blatt KIA, Mercedes Benz of Atlantic City (2018), TD Bank
- Access to AC Expressway and Garden State Prkwy.

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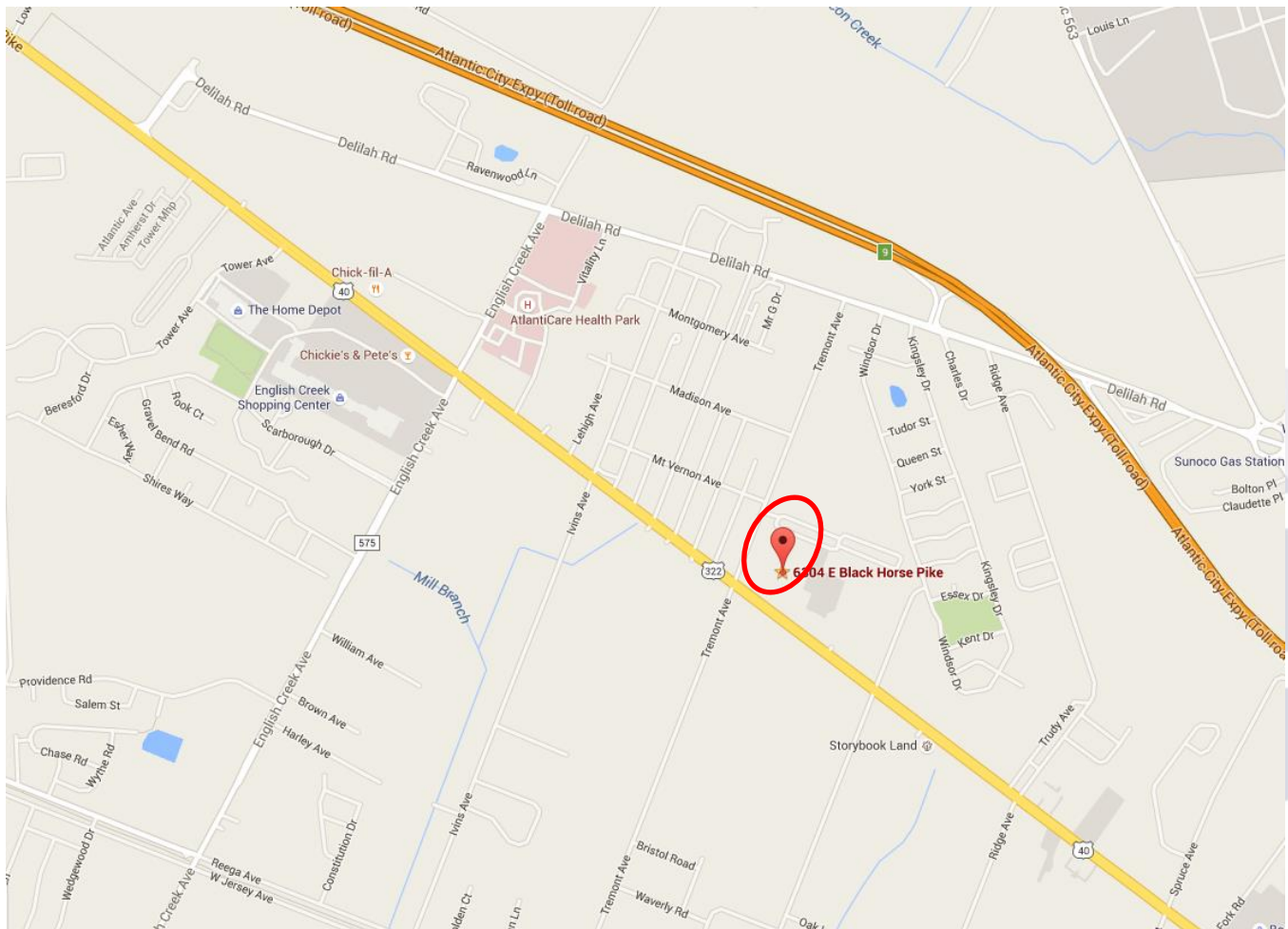
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Annual Average Daily Traffic Count - 32,000+/- (Source - State of NJ)

*Demographics	1 Mile	3 Miles	5 Miles
2013 Household Income - Median	\$61,564	\$62,293	\$66,148
2015 Total Population	2,880	29,321	58,159

\*Source - Pitney Bowes MapInfo / Loopnet



**BUILDING DESCRIPTION**

Built in 1983

Concrete Slab

Steele with masonry block construction

Building Height: Ranges from 20-24 foot ceiling height (slab to ceiling deck)

Front Retail: 26,752 +/- sf

2<sup>nd</sup> floor office mezzanine: 1,600 +/- sf

Warehouse: 12,500 +/- sf

Acoustic tile suspension ceiling with fluorescent lighting in finished areas

Wet sprinkler system throughout building

5 overhead roll up shipping / receiving doors – 2 with levelers

4 gas forced air heating systems & 4 central cooling units for finished area – roof mounted

Gas heaters in warehouse

1000 amp main transformer with 3 phase