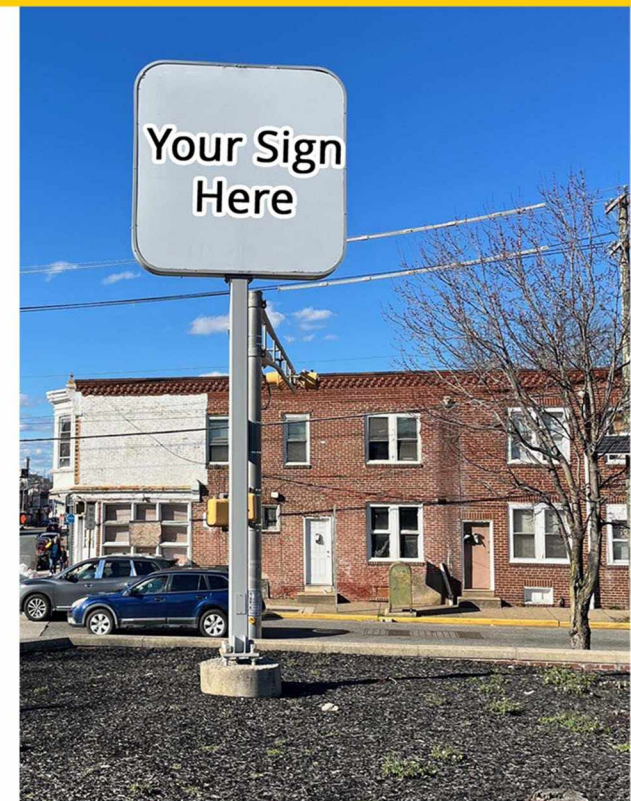


**1426 Mt. Ephraim Ave
Camden, NJ**

Available for Sale or Lease
+/- 8,540 SF (.523 acres)



- Asking 1.4 Million.
- Freestanding 8,540 SF located at a traffic-controlled intersection directly across the street from Virtua Hospital.
- Seeking variety stores, medical offices including dialysis and plasma centers, quick service restaurants, convenience store, coffee shop, and grocery stores.
- Taxes \$33,715

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

DEMOGRAPHICS 2023

MILES	1	3	5
POPULATION	25,318	220,313	701,178
HH INCOME	\$50,476	\$109,192	\$109,593
DAYTIME POP	35,467	246,569	903,150
TOTAL GLA	+/- 8,540 SF (.523 ACRES)		
PARKING	23 SPACES		
TRAFFIC COUNT	MT. EPHRAIM RD. - 11,413 CARS PER DAY ATLANTIC AVE - 17,856 CARS PER DAY		

Danielle Brunelli/ President
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dbrunelli@rjbrunelli.com

Pete Nicholson/ Senior Sale Assocaite
Cell: 609-790-7718
pnicholson@rjbrunelli.com



R.J. Brunelli & Co., LLC
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Atlantic Ave.

Mt. Ephraim Ave.



Landsdowne Ave.

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