



**REDUCED  
PRICE!**



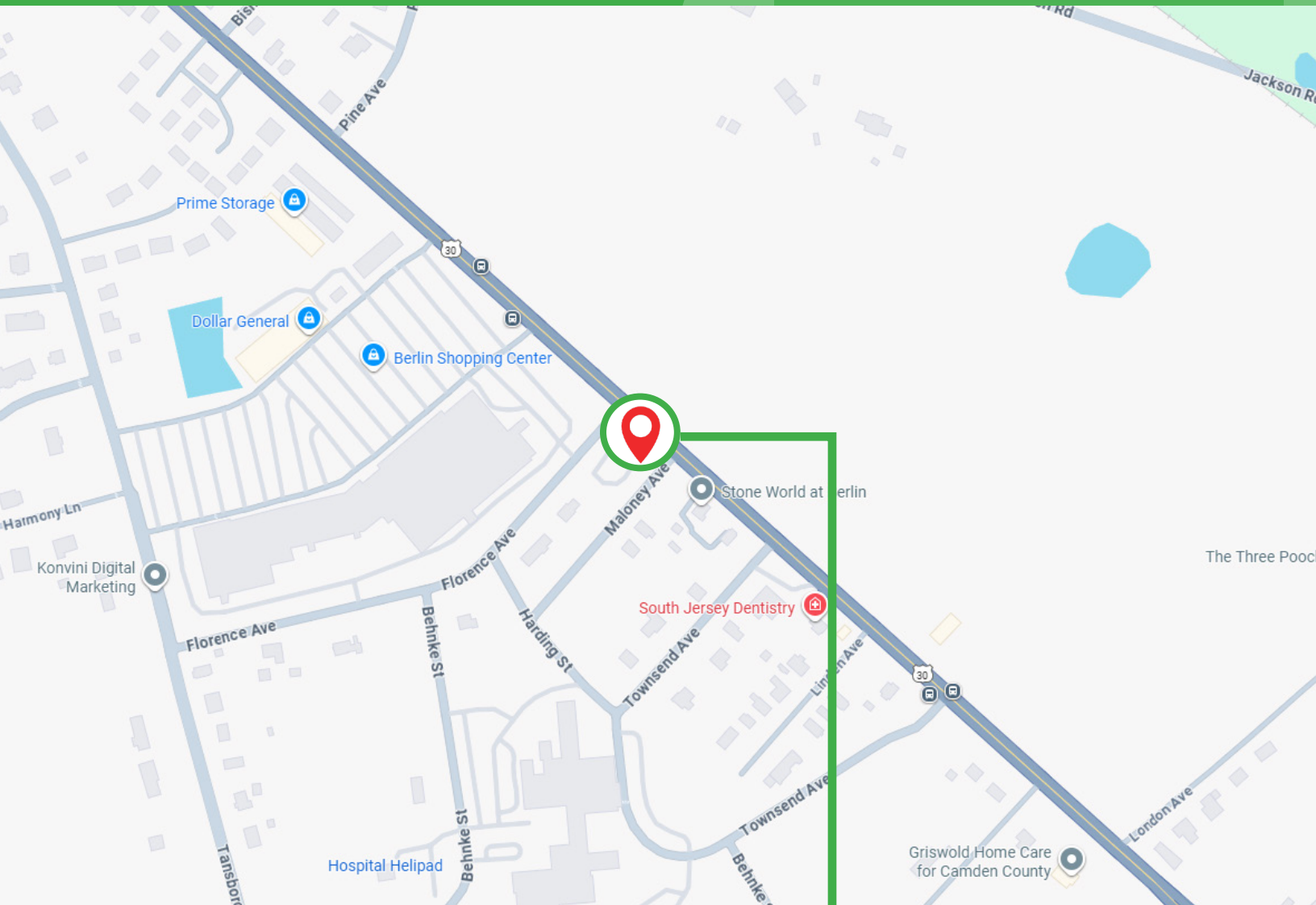
## FREESTANDING BUILDING FOR SALE OR LEASE

### MAIN FEATURES

- ◆ +/- 1,900SF
- ◆ \$3,000/NN
- ◆ ~~SALE PRICE: \$530,000~~ **\$449,000**
- ◆ SIGN: PYLON AND FACADE
- ◆ PARKING: 17
- ◆ EXISTING DRIVE THROUGH
- ◆ SELLER FINANCING AVAILABLE AS LOW AS 4% FOR QUALIFIED BUYERS
- ◆ LEASE TO OWN AN OPTION
- ◆ ATTRACTIVE TRAFFIC NUMBERS AND DEMOGRAPHICS
- ◆ C-2 ZONING ALLOWS:
  - ◆ RETAIL
  - ◆ PERSONAL SERVICES
  - ◆ OFFICE
  - ◆ MEDICAL



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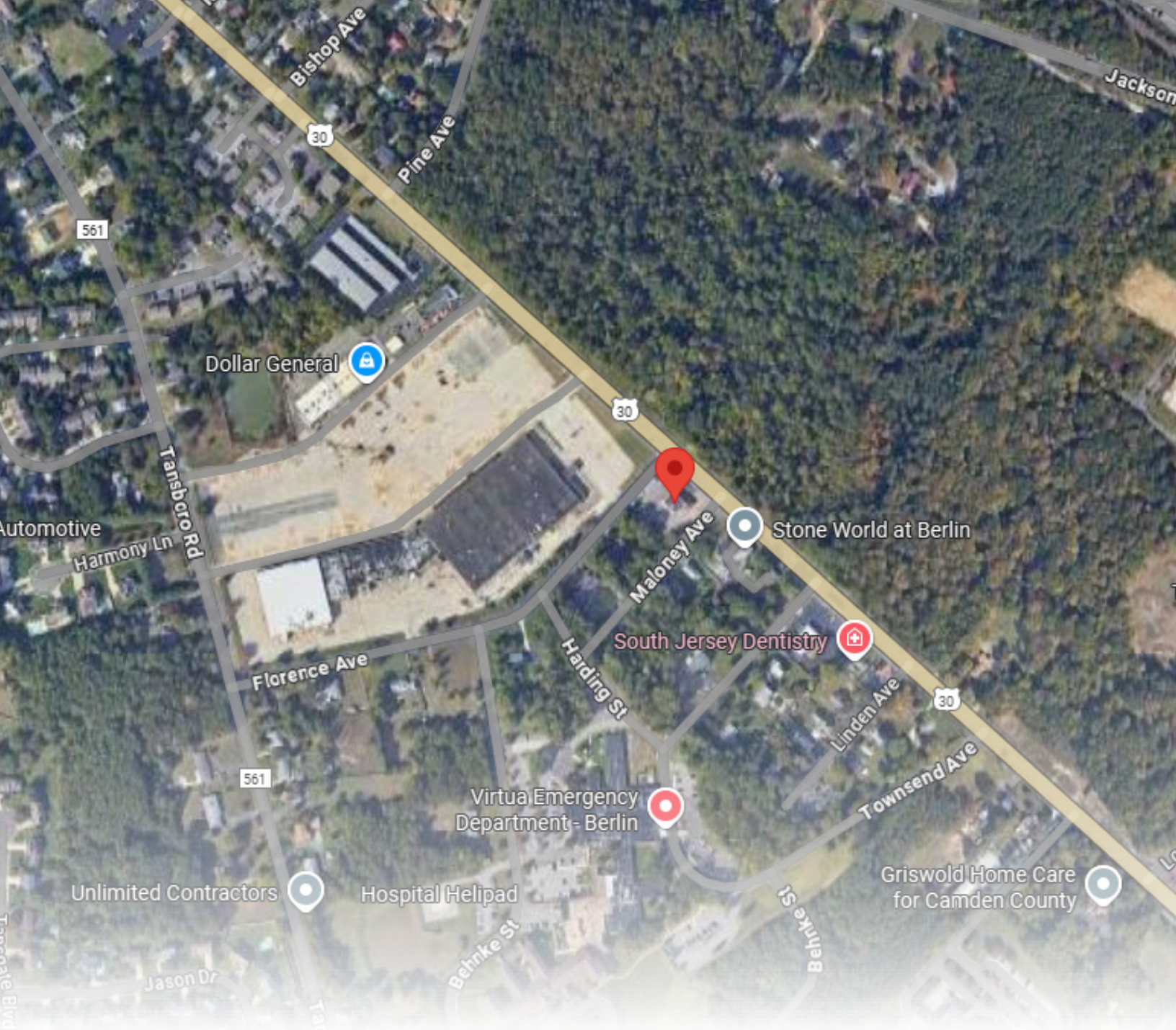


340 S WHITE HORSE PIKE

**VPD: 17,507**

**2024 POPULATION: 104,661 (5 MILES)**

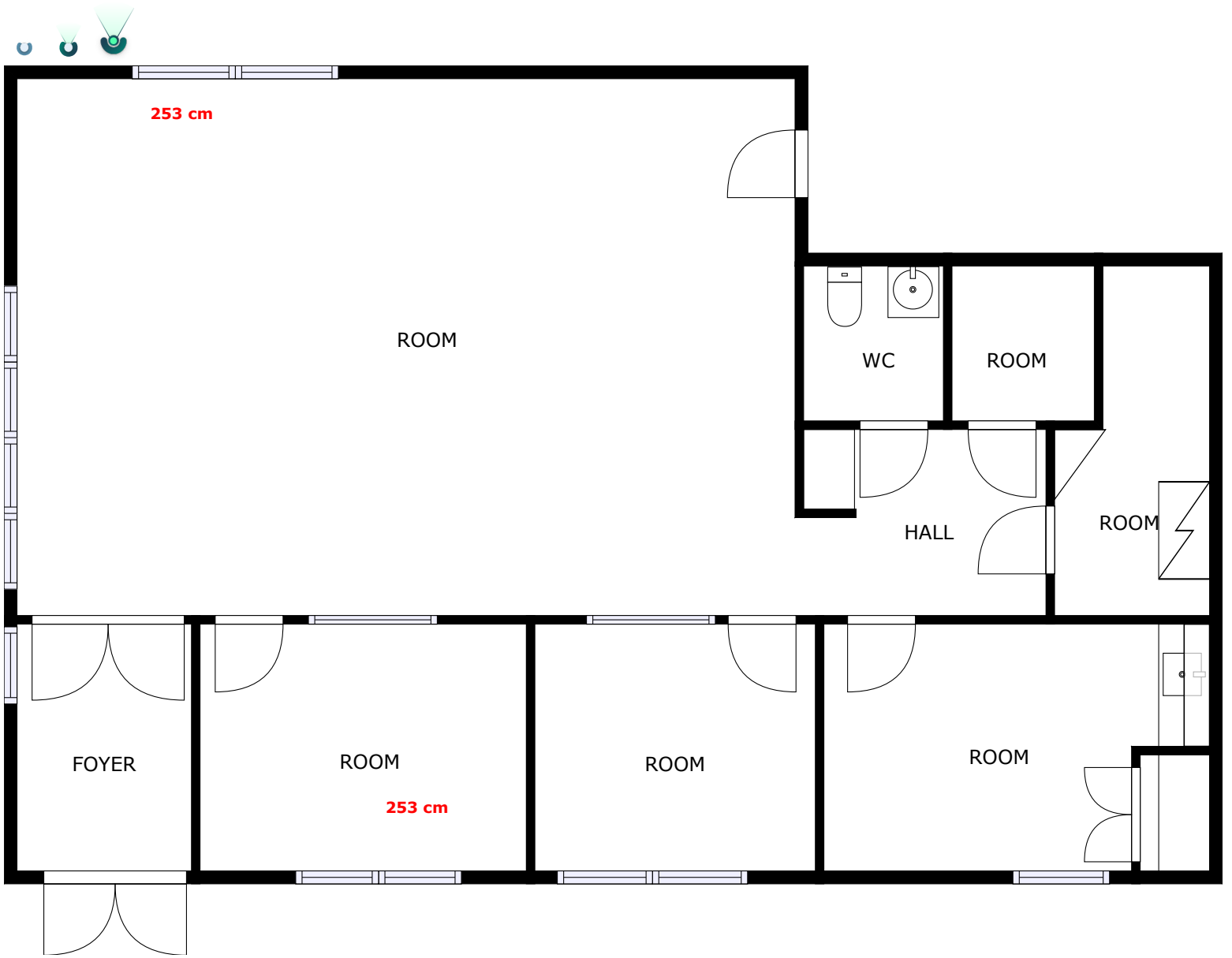




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