



Flagship Mixed-Use Opportunity

300 S Route 73, Berlin, NJ
Camden County

Price: \$1,250,000

KEY FACTS

- Type: Mixed-Use
- Size: $\pm 3,072$ SF
- Lot: ± 0.45 Acres
- Renovated: 2024
- Zoning: Commercial / Mixed-Use
- Location: Route 73 & Washington Ave
- Traffic/Population: 30,000–50,000 VPD | 370,000 (15-min)
- Utilities: Electric, Gas, Water, Sewer

HIGHLIGHTS

- Prime corner lot with development potential
- High-visibility location with flexible layout
- Commercial + residential + finished garage (flex use)
- Multiple access points
- Strong signage opportunity

LOCATION

- Route 73 frontage
- Easy access to NJ Turnpike, AC Expressway, Route 30, I-295

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Located on Route 73 in Berlin, NJ, this fully renovated mixed-use property offers a rare turnkey opportunity for an owner-operator or investor to establish a highly visible flagship location on a valuable corner parcel.

Completed in 2024 with high-end workmanship, the property features commercial space on the first floor and finished basement, a 2-bedroom residential unit above, and a fully finished garage ideal for office, studio, or flex use.

With 30,000–50,000 vehicles per day and a 370,000 population within 15 minutes, the site delivers exceptional visibility and market access. The corner lot, multiple access points, and C-3 zoning provide additional upside for future expansion or redevelopment.

This is a platform to grow your business, enhance visibility, and build long-term value.

