

FORMER BANK BRANCH

ATCO, NJ

385 WHITE HORSE PIKE

±3,414 SF ON ±1.48 ACRES RETAIL PROPERTY FOR SALE & LEASE

**FREE STANDING
BUILDING
WITH DRIVE-THRU**



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**AMTRAK
ATCO STATION**

**ARCHWAY LOWER
SCHOOL**

**ARCHWAY UPPER
SCHOOL**

**ATCO ELEMENTARY
SCHOOL**

DUNKIN'

TRUIST

**WATERFORD TOWNSHIP
PUBLIC LIBRARY**

Domino's

**DOLLAR
GENERAL**

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OVERVIEW

Atco is a well-established suburban community in Waterford Township, Camden County, New Jersey. Strategically positioned 22 miles from Center City Philadelphia and 44 miles from Atlantic City, the area is defined by a stable residential base and a robust commuter population. The local market features a mix of national retailers, local businesses, and essential service providers.

The community benefits from exceptional regional visibility via US-30 (White Horse Pike), a high-traffic corridor connecting Philadelphia to the greater South Jersey region. With seamless access to the Atlantic City Expressway and Route 73, Atco offers unparalleled connectivity to Philadelphia, Cherry Hill, and the Jersey Shore.

This 3,414 SF former bank branch occupies a prominent 1.48-acre parcel at the signalized, high-visibility corner of White Horse Pike (US-30) and Atco Avenue, a junction seeing over 17,000 vehicles per day. The property features an attached 3-lane drive-thru and an expansive parking field of 60 surface stalls (parking ratio of 17.6 per 1,000 SF).

Access is a primary highlight, with two dedicated curb cuts on White Horse Pike and Atco Avenue, plus interconnectivity with the adjacent former Rite Aid for a third point of ingress/egress. Prominent pylon signage at the hard corner ensures maximum brand exposure to heavy daily traffic.

DEMOGRAPHIC HIGHLIGHTS

BASED ON A 3-MILE RADIUS



24,282

TOTAL POPULATION



\$120,925

AVERAGE HH INCOME



9,210

TOTAL HOUSEHOLDS



18,800

DAYTIME POPULATION

ZONING

PHB - Planned Highway Business District

Permitted Uses:

- Commercial retail centers, individual retail units, and personal service establishments fronting on arterial or major collector rights-of way;
- Light manufacturing and assembly.
- Research, design, and experimental equipment operations laboratories.
- Warehousing.
- Trades, general and professional office buildings.
- Wholesale.
- Conference center/lodging complex.
- Any combination of the above within a building or tract.
- Theaters, recreation/entertainment complex.
- Residential uses existing prior to the adoption of this chapter.

Conditional Uses:

- Automobile service and repair facilities in compliance with § 176-104G.
- New and used automobile and truck sales in compliance with § 176-104H
- Car wash in compliance with § 176-104K.
- Fast food restaurants in compliance with § 176-104M.
- Gas stations in compliance with § 176-104N.
- Hospitals, philanthropic clinics, nursing homes and convalescent centers in compliance with § 176-104P

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ADDITIONAL PHOTOS



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INTERIOR PHOTOS



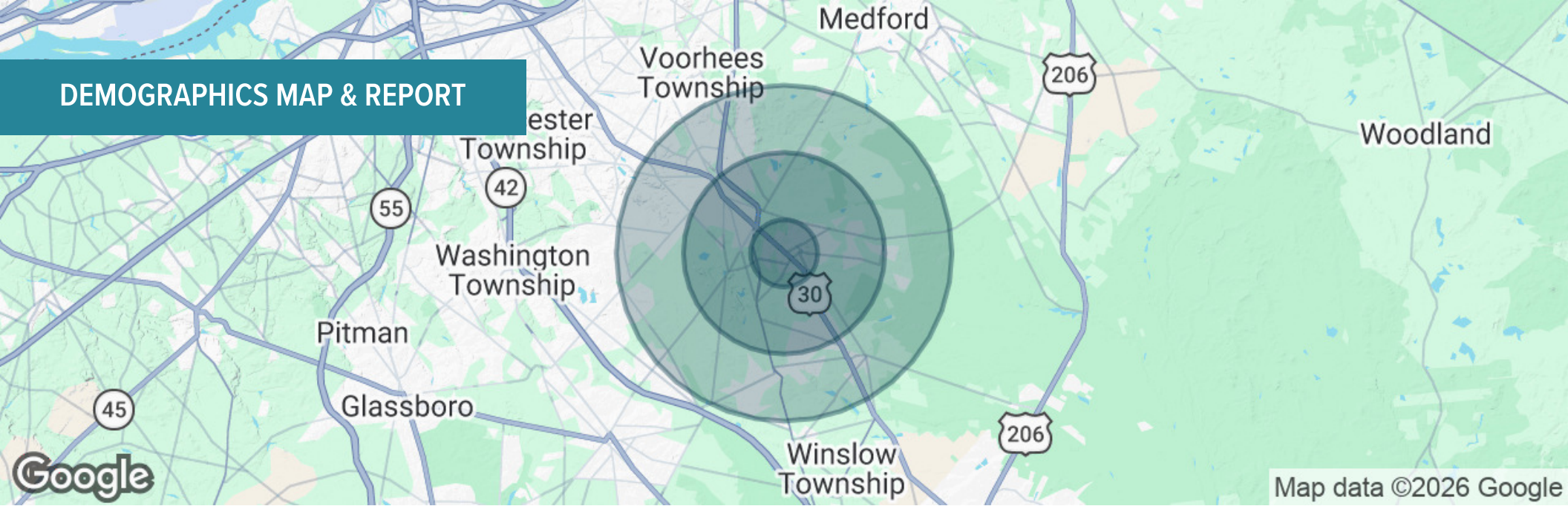
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,772	22,848	63,393
Average Age	44.2	44.1	42.9
Average Age (Male)	42.8	44.3	40.8
Average Age (Female)	45.6	43.5	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,897	8,637	23,124
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$110,399	\$118,004	\$133,838
Average House Value	\$262,793	\$303,307	\$316,466

2023 American Community Survey (ACS)

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