

**FOR
SALE**

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1873 Marlton Pike, East, Suite 1C
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MIXED USE OFFICE & AIRBNB FOR SALE
403 S WHITE HORSE PIKE, AUDUBON, NJ 08106



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OFFERING SUMMARY

Sale Price: \$349,000

Size Available: +/- 2,300 SF

Signage: Ground Mount

Parking: 2 Door Garage

Zoning: A1 - Business District

Taxes: \$10,920/Year

Traffic: +/- 20,118 VPD



PROPERTY HIGHLIGHTS

+ 403 White Horse Pike is a +/- 2,300 SF mixed use office building on +/- 0.2 acres in Audubon, NJ. The first floor is currently fit out for general office use, while the second floor operates as an established Airbnb with its own private entrance, reporting strong occupancy and consistent income potential for an owner user or investor. The third floor was previously an Airbnb and is currently vacant, presenting a value-add opportunity to reactivate a second short term rental unit.

+ The property includes a private two-door garage in the rear equipped with high voltage electricity for EV charging, ideal for tenants or owners with personal vehicle or equipment needs.

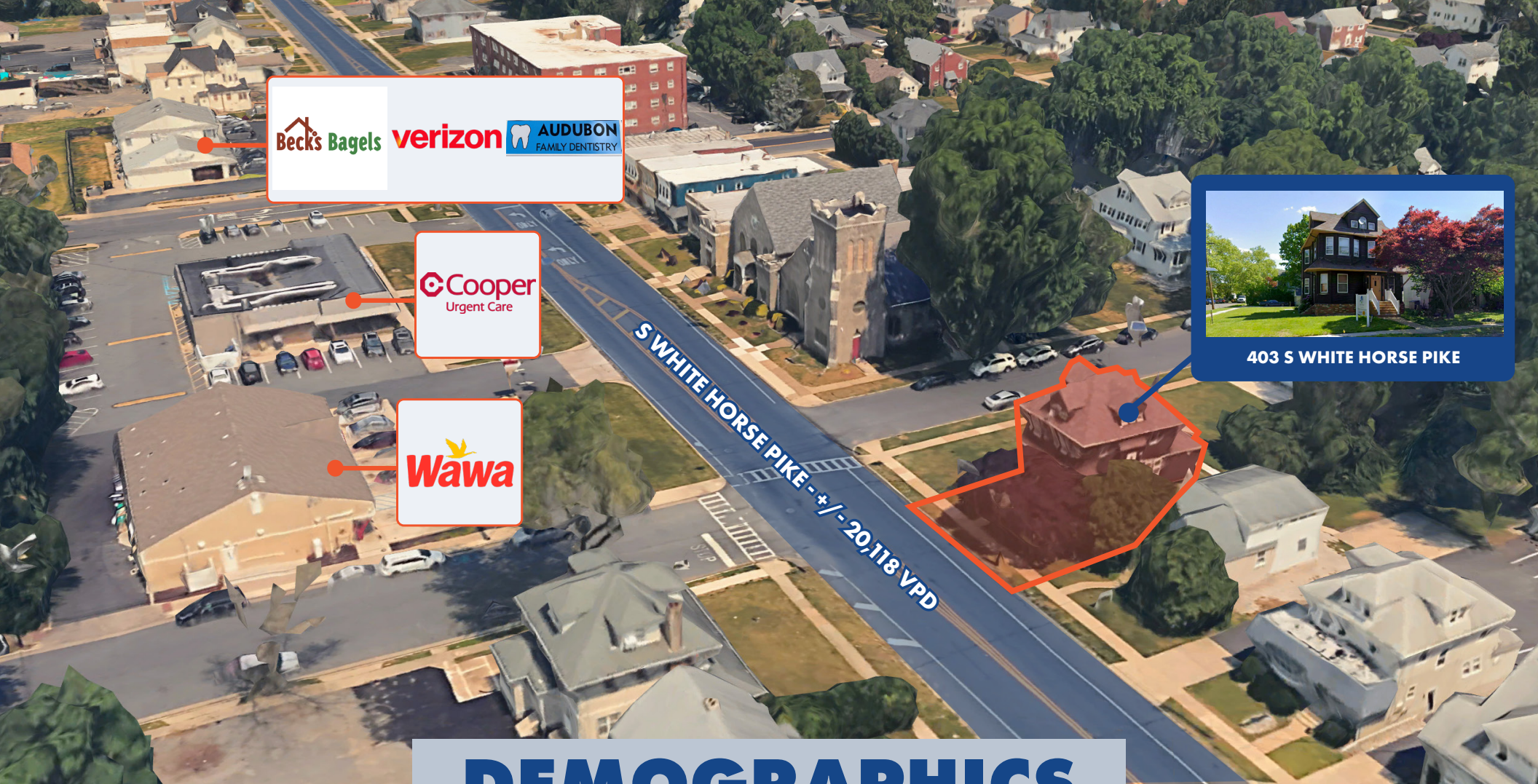
+ South White Horse Pike sees approximately +/- 20,118 VPD, with convenient access to I-76, I-295, the NJ Turnpike, Route 130, and the Walt Whitman Bridge, positioning the property within reach of Target, Walmart, Wawa, CVS, and a variety of local dining options for owners and guests alike.

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	17,372	131,316	335,027
PROJECTED 2030	17,517	133,643	342,971

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	7,393	53,825	129,363
PROJECTED 2030	7,453	54,784	132,406

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$136,706	\$116,135	\$107,734
MEDIAN 2030	\$113,161	\$89,806	\$83,531

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