

## PROPERTY DESCRIPTION

Welcome to the prime commercial space at 816 White Horse Pike, Egg Harbor City, NJ, 08215. With ample parking and high visibility along the bustling White Horse Pike, this location provides maximum exposure for your business. ADA-compliant for accessibility, the property also offers excellent signage opportunities for branding. Convenient access to major highways and roads ensures easy reach for customers, while the surrounding established businesses enhance the area's commercial appeal. Don't miss this exceptional opportunity to lease this versatile and well-positioned commercial space. A new building facade and pylon sign are coming soon which will bring a modern touch to this well positioned neighborhood center.

## OFFERING SUMMARY

Lease Rate:	\$15.75 SF/yr (NNN)
Available SF:	4,860 SF
Lot Size:	2.15 Acres
Building Size:	38,428 SF

## PROPERTY HIGHLIGHTS

- Primer retail location on White Horse Pike
- New modern facade coming in 2025"
- Spacious interior with flexible floor plan
- Ample parking for customers and employees
- High visibility for maximum exposure
- Easy access to major highways and roads
- ADA-compliant for accessibility
- Excellent signage opportunities for branding
- Surrounded by established businesses



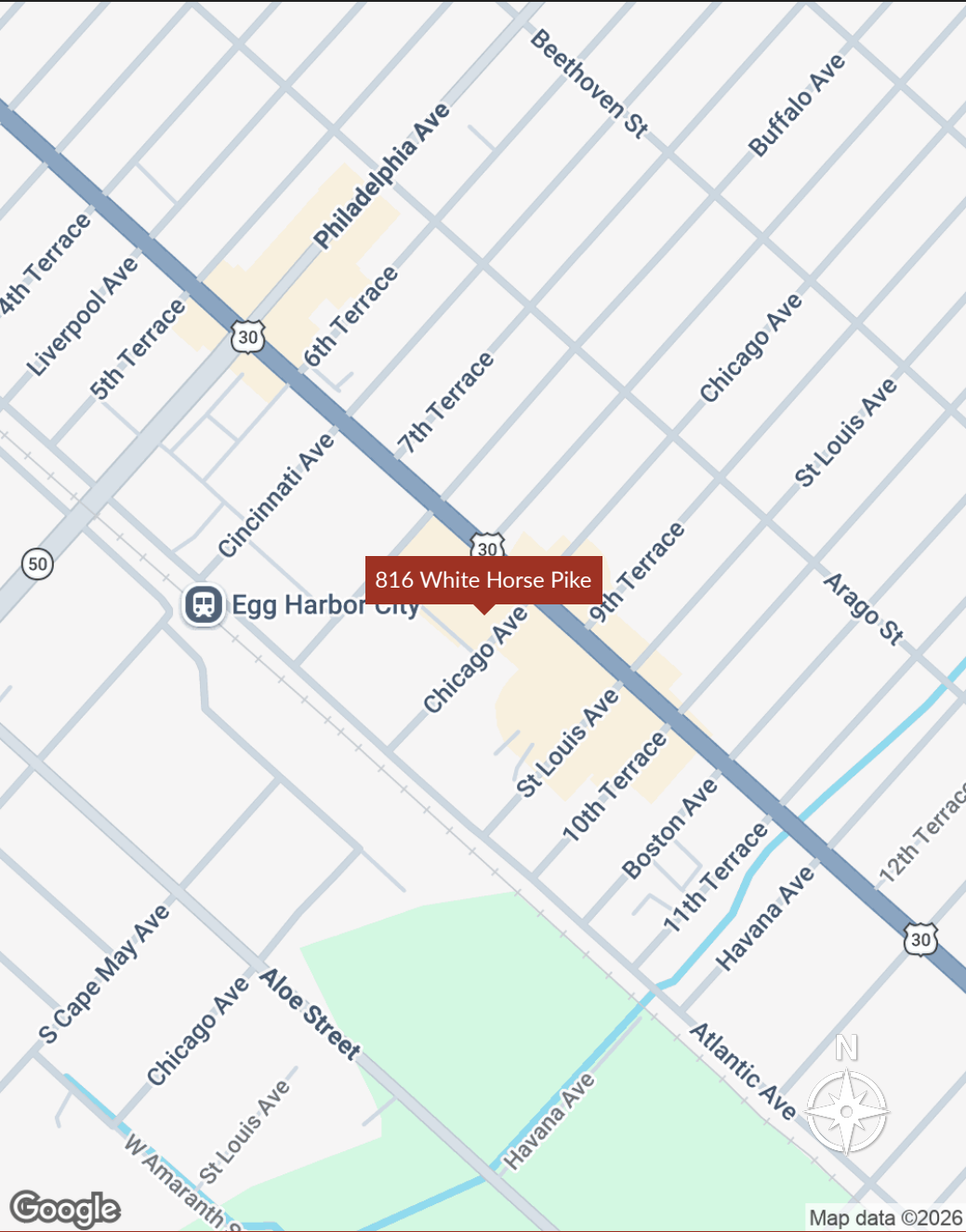


**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,860 SF	Lease Rate:	\$15.75 SF/yr

**AVAILABLE SPACES**

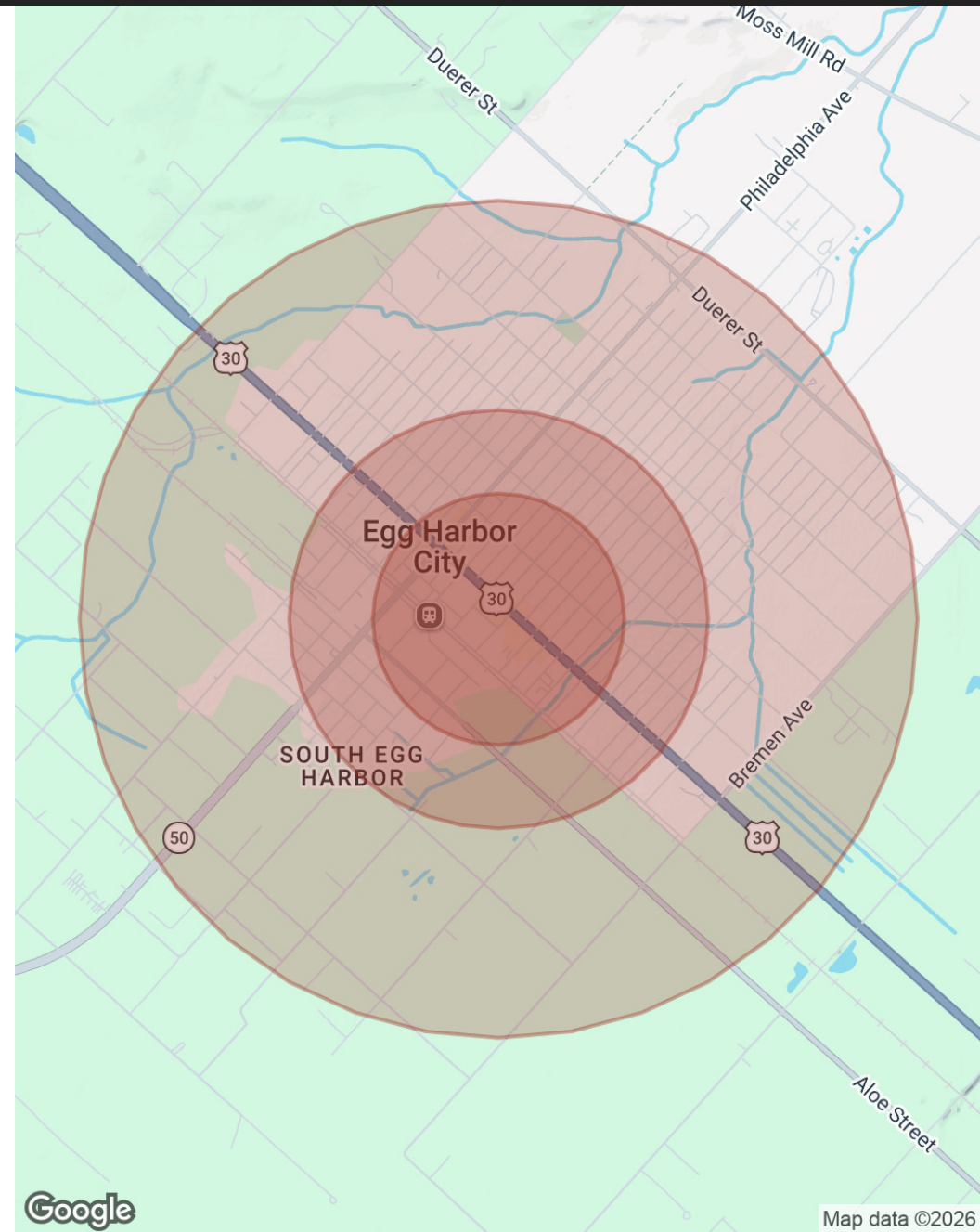
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 816	Available	4,860 SF	NNN	\$15.75 SF/yr	-
Suite 2	-	3,500 SF	NNN	\$15.75 SF/yr	-
Suite 3	-	4,180 SF	NNN	\$15.75 SF/yr	-



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,102	2,596	4,786
Average Age	41	42	41
Average Age (Male)	40	40	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	441	1,051	1,928
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$77,412	\$75,286	\$74,329
Average House Value	\$247,760	\$250,379	\$262,138

Demographics data derived from AlphaMap



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