

1.7 ACRES OF VACANT LAND SIGNALIZED INTERSECTION AVAILABLE FOR SALE OR LEASE

32 E. Hampton Street | Pemberton Borough, NJ 08068 | Burlington County

PROPERTY HIGHLIGHTS

- **PRIME 1.7 ACRES VACANT LAND**
at the signalized intersection of the Pemberton Bypass (E Hampton Rd.) and Magnolia Rd
- **Build to Suit, Sale or Ground Lease opportunities available**
- Located in the one of the main retail areas of Pemberton Boro with other national tenants nearby
- Concept plan for a 10,000sf freestanding retail or medical building
- Excellent access and visibility with est. traffic counts of over 16,000 cars/day
- Strategically located in growth area of Burlington County
- Water and Sewer Available
- Consumption Liquor License available for restaurant
- Ideal uses include retail, medical, or freestanding restaurant (QSR or Fast Casual), or automotive



Demographics

	1 Mile	3 Miles	5 Miles
Population	4,908	8,920	26,416
Average HH Income	\$106,403	\$111,654	\$118,795
Total Businesses	99	209	546
Number of Employees	958	2,279	5,494

Traffic Counts

16,000 ADA

*Data Source: Sites USA - REGIS™ 2023



EXCLUSIVE
AGENT:



STEVEN DePETRIS
865-231-1010 x203
609-760-2543 cell
sdepetrakis@lpre.com

610-941-4034
LPRE.COM



LEGEND PROPERTIES | 100 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

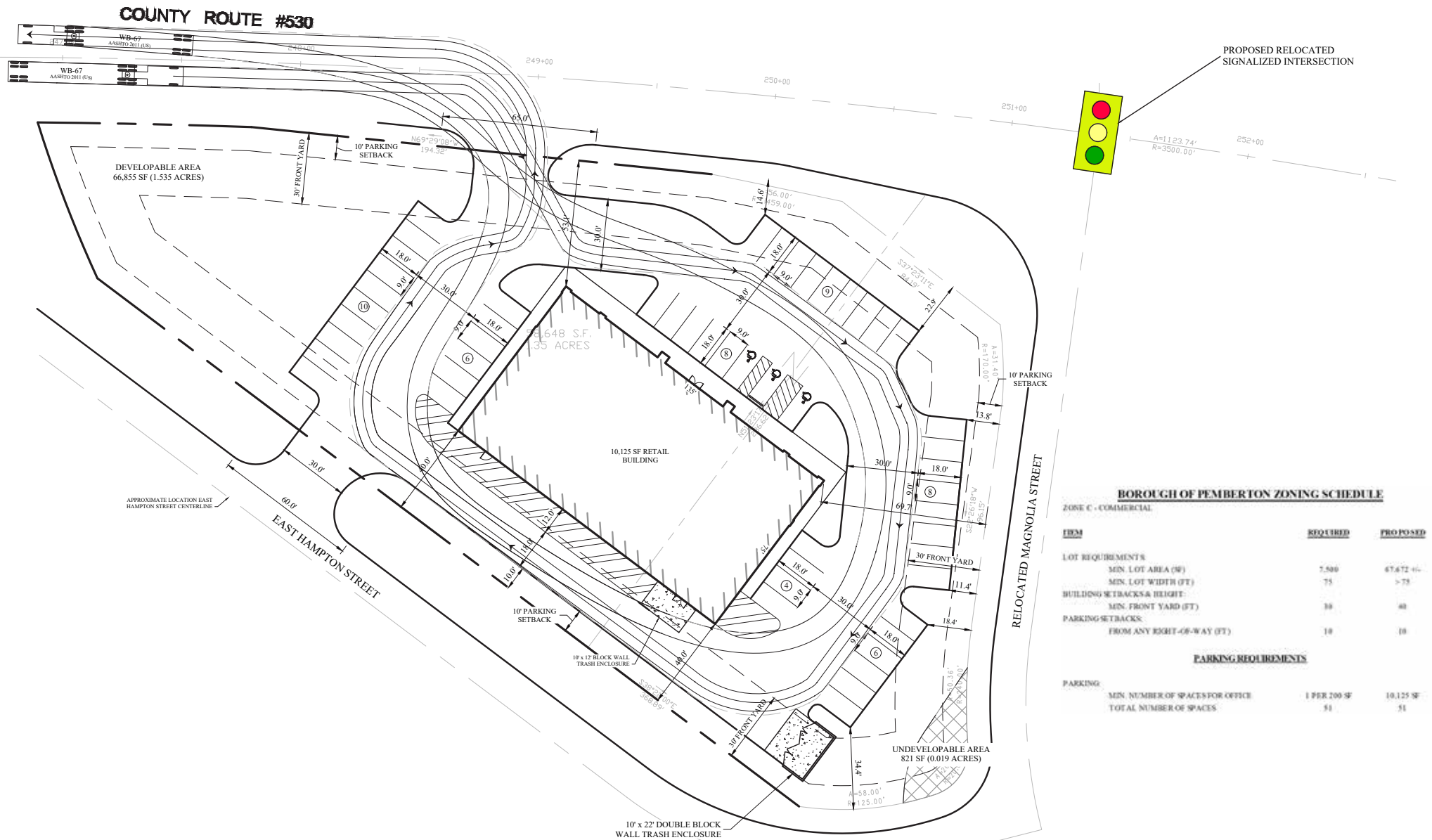
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AVAILABLE FOR SALE OR LEASE

SIGNALIZED INTERSECTION

CONCEPTUAL SITE PLAN



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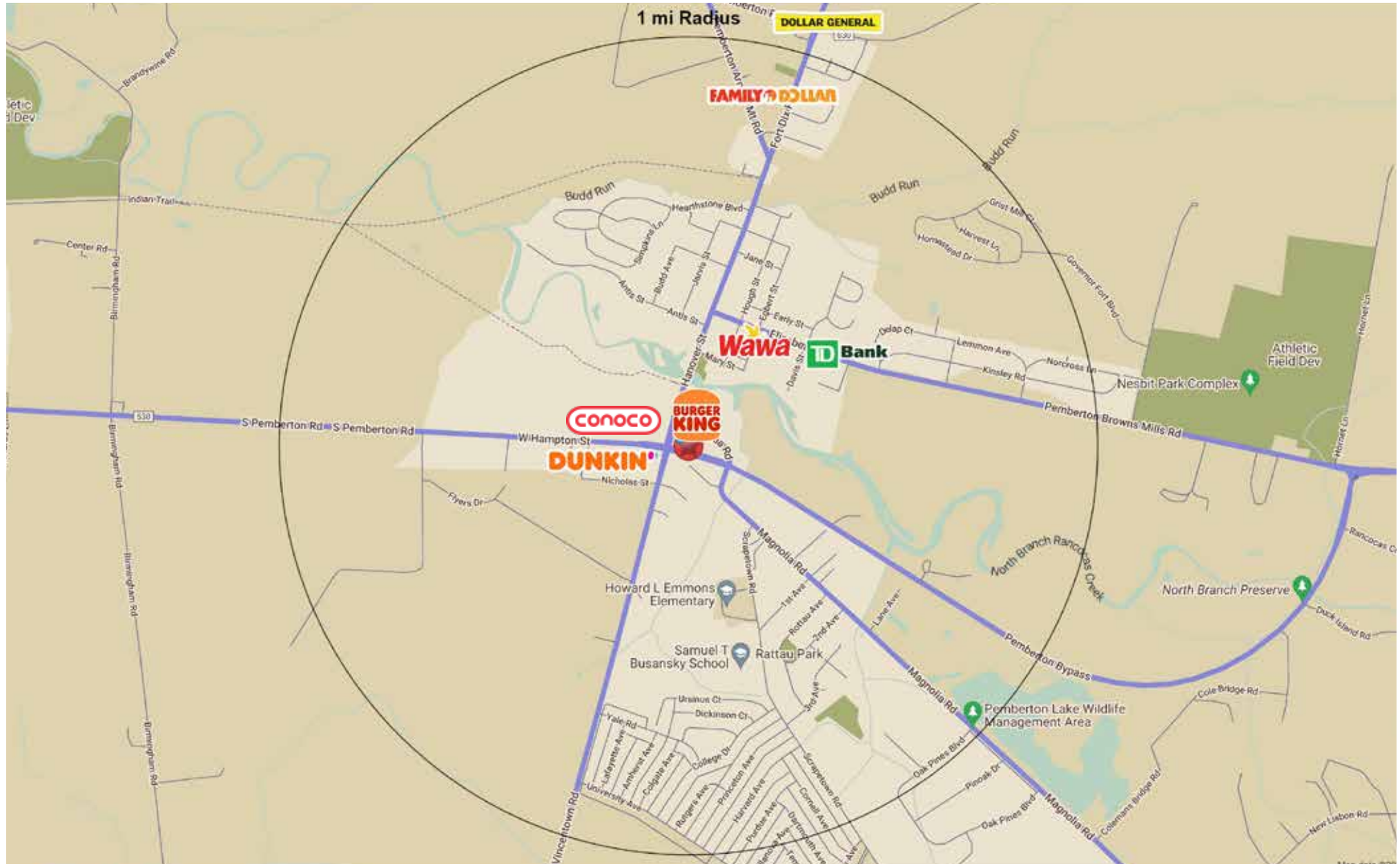
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**SIGNALIZED
INTERSECTION**

**LOCAL
COMPETITION**



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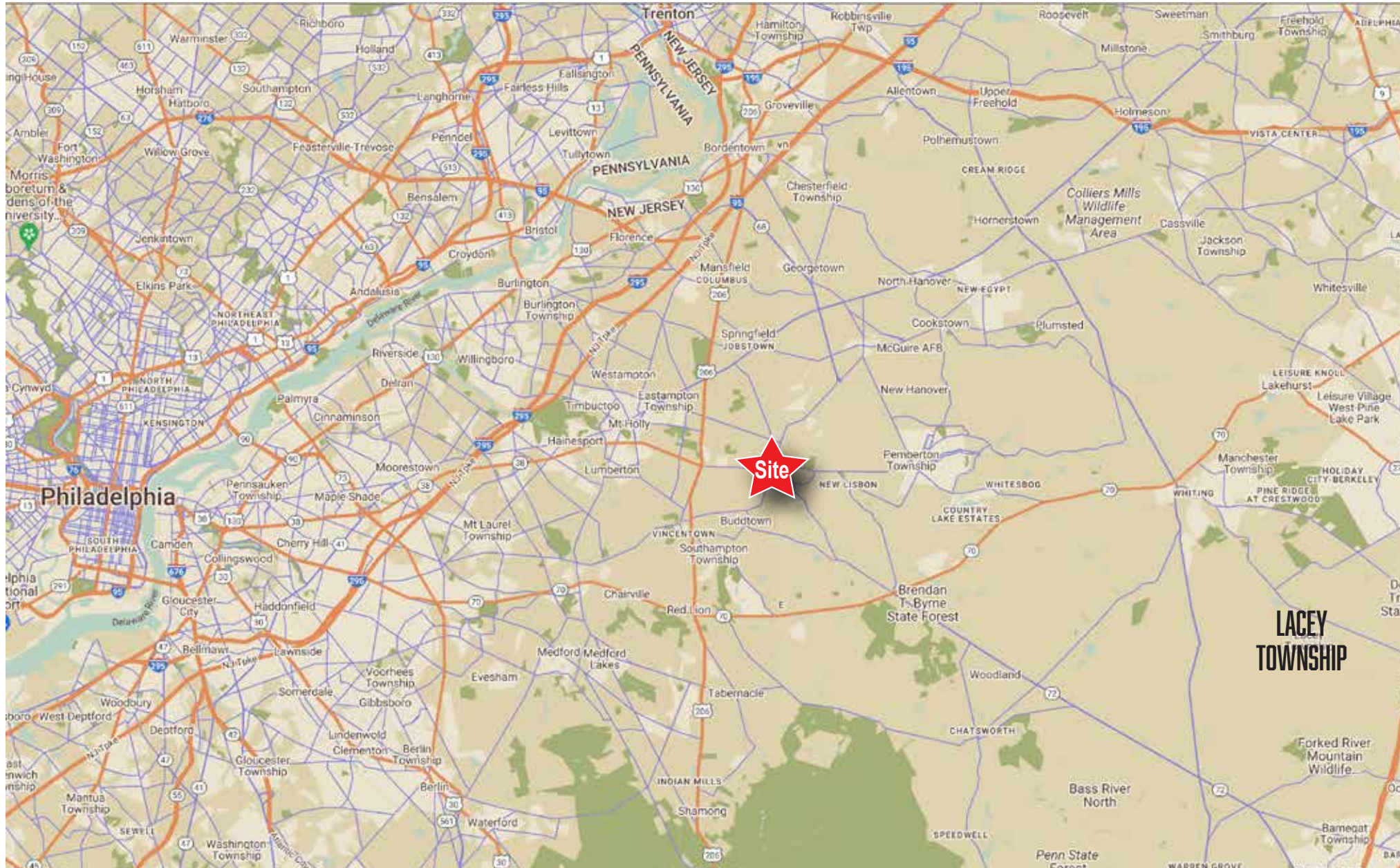
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**SIGNALIZED
INTERSECTION**

**REGIONAL
MAP**



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