

1 COLBY AVENUE

STRATFORD (CAMDEN COUNTY), NJ 08084



RESIDENTIAL/OFFICE CONVERSION FOR SALE OR LEASE

LOCATION

1 Colby Avenue
Stratford (Camden County), NJ 08084

PROPERTY HIGHLIGHTS

- 11,000 Square Feet, Lot Size 1.08 Acres
- Sale Price: \$500,000.00
- Lease Rate: \$12 Per Square Foot Gross, Plus Utilities
- Parking: 55 +/- Spaces
- Fully Approved Veterans Housing Complex Conversion with Plans for 20 Efficiency Units
- Can be Re-Zoned as Original Use of Medical/Office Space
- Easy Access to NJ Transit Bus and PATCO



PLEASE CONTACT:

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USREALTY
ASSOCIATES, INC.
A Full Service Real Estate Company

120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003
T.215-557-9900 F.215-701-3839
www.eusrealty.com

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DEMOGRAPHIC OVERVIEW REPORT

| | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|-------------------------|---------------|---------------|---------------|
| POPULATION: | | | |
| 2020 TOTAL POPULATION | 12,242 | 95,382 | 233,136 |
| HOUSEHOLDS: | | | |
| 2020 TOTAL HOUSEHOLDS | 4,822 | 38,495 | 91,440 |
| MEDIAN HOUSEHOLD INCOME | \$ 66,819 | \$ 66,112 | \$ 75,695 |

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