

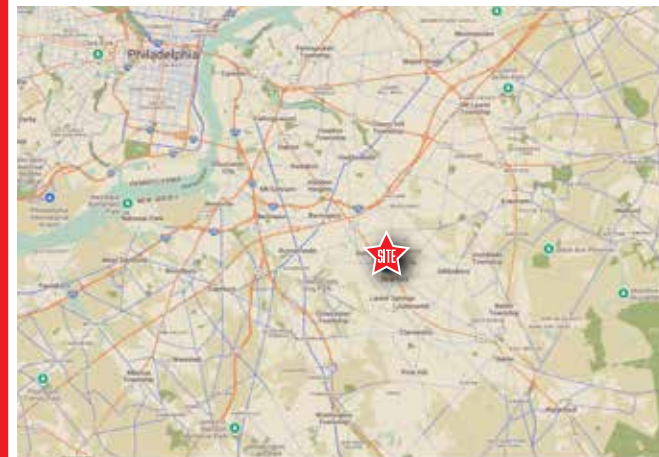
# 8,500SF FREESTANDING BUILDING | FOR LEASE

508 S. White Horse Pike | Somerdale NJ 08083 | Camden County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**71 Off Street Parking Spaces**

JOIN **PNC**



**AutoZone**



## PROPERTY INFORMATION

- 8,500sf freestanding property at the intersection of the White Horse Pike and Amhurst Ave with Street to Street Frontage along White Horse Pike with excellent traffic counts
- Densely populated trade area, excellent visibility, access and 71 off street parking space
- Convenient access to bus routes along Route 30 located nearby
- Ideal location for Retail, Automotive, Medical/Dental Uses, Daycare, Education, Food Market

Demographics	1 Mile	3 Miles	5 Miles
Population	12,944	101,201	243,323
Average HH Income	\$92,243	\$111,928	\$132,607
Total Businesses	536	3,159	8,452
Number of Employees	5,1061	32,531	83,424
Traffic Counts	S White Horse Pike: 31,639 VPD		

Data Source: Sites USA REGIS™ 2025

**8,500 SF  
Ground Floor**

**1.3 ACRE  
Parcel Size**

**IMMEDIATE  
Availability**

**LEASE/SF  
Upon Request**

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203  
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL



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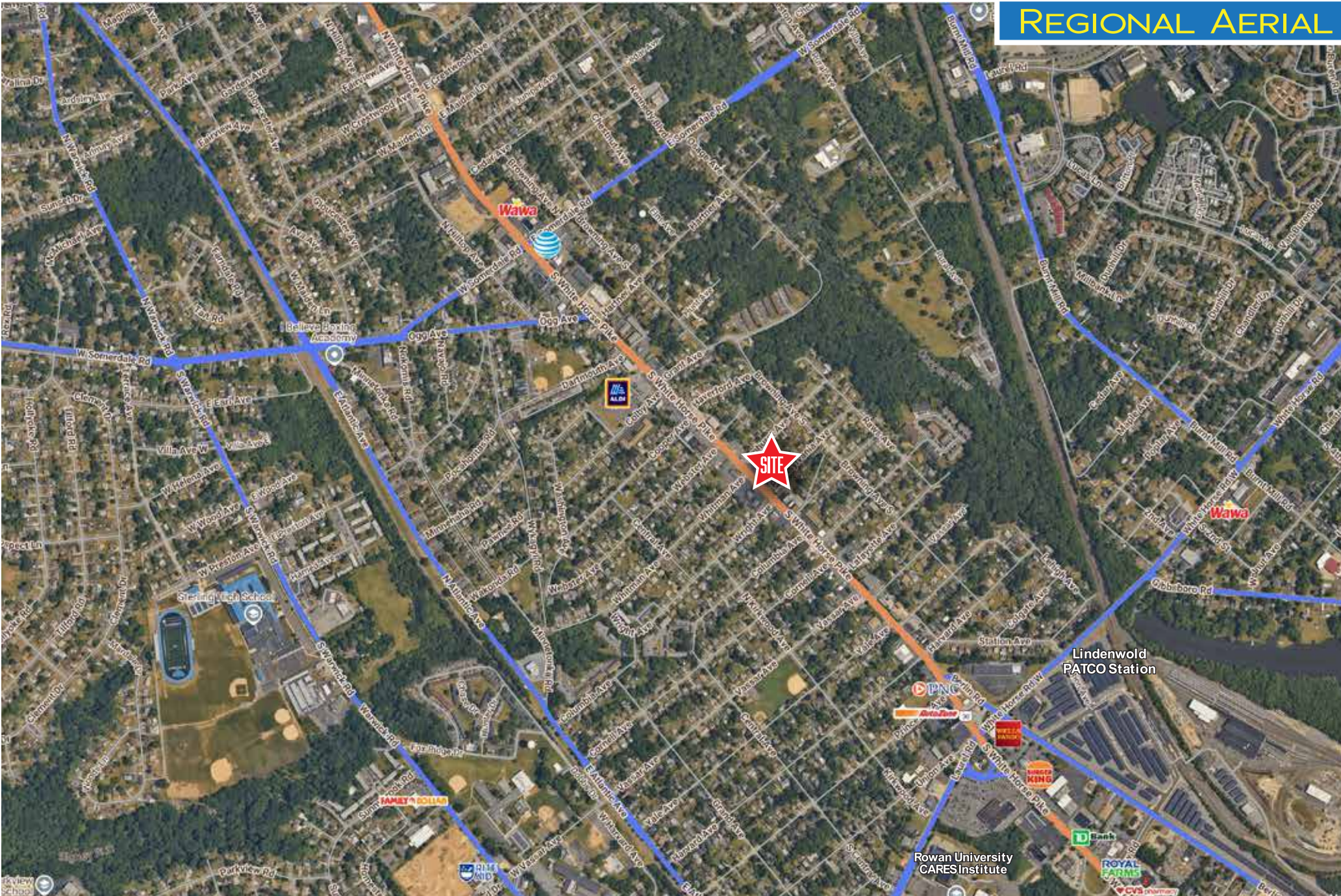
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REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	12,944	101,201	243,323
Projected Population (2029)	13,248	103,139	247,294
Projected Annual Growth (2024 to 2029)	0.5%	0.4%	0.3%

### Households & Growth

Households	5,735	42,129	97,686
Projected HH (2029)	5,914	43,080	99,575
HH Growth with Children (2024 to 2029)	23.2%	27.5%	28.7%

### Income

Average HH Income (Est. 2024)	\$92,243	\$111,928	\$132,607
Median HH Income (2024)	\$73,424	\$88,402	\$104,426

### Daytime Population

Total Businesses (2024)	536	3,159	8,452
Number of Employees (2024)	5,106	32,531	83,424

### Education

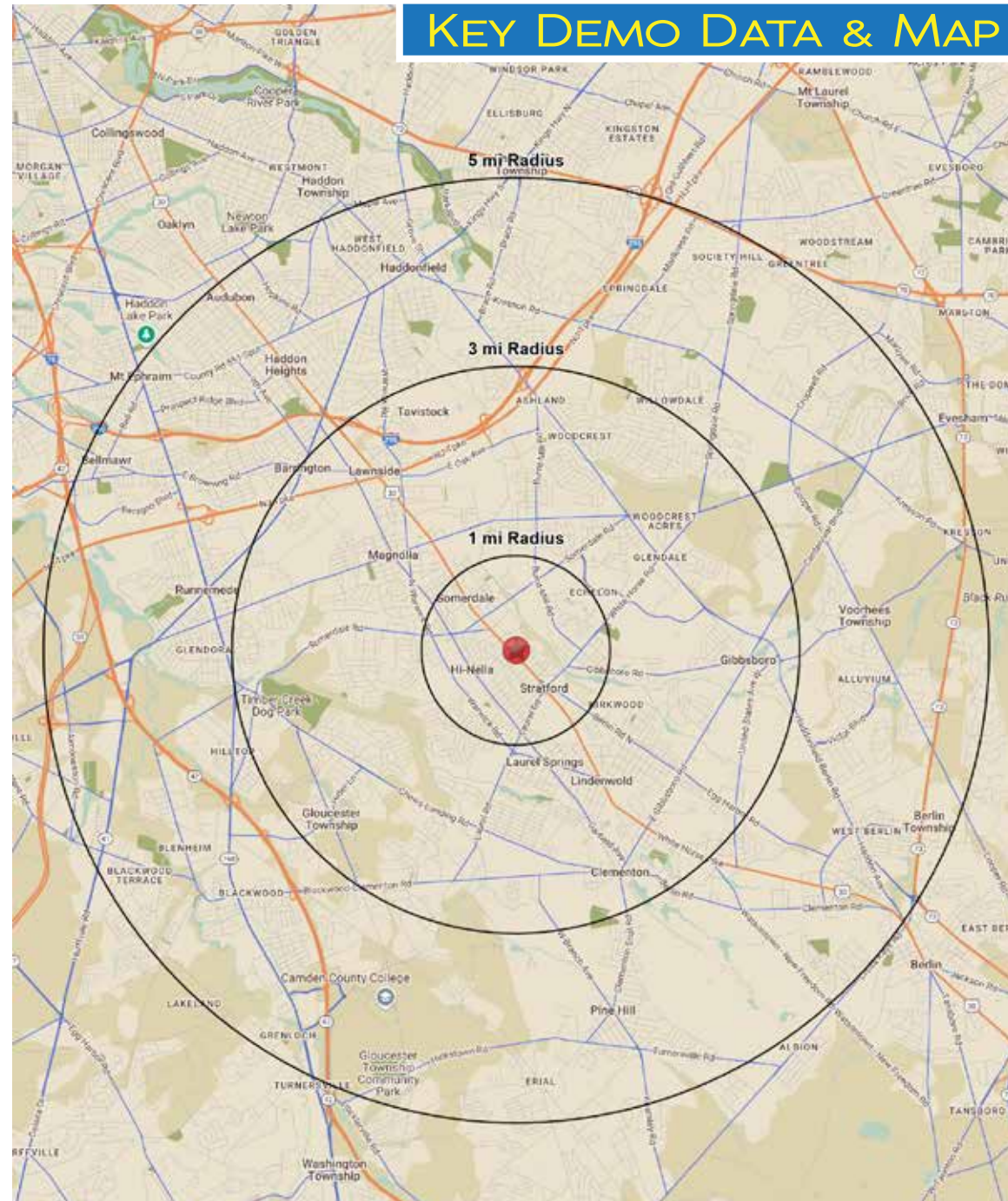
High School Graduate	31.7%	30.4%	27.1%
Some College	19.4%	18.3%	17.0%
Bachelor Degree	22.3%	22.3%	22.3%
Graduate	14.0%	14.0%	16.7%

### Traffic Counts:

S White Horse Pike: 31,639 VPD

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## KEY DEMO DATA & MAP



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