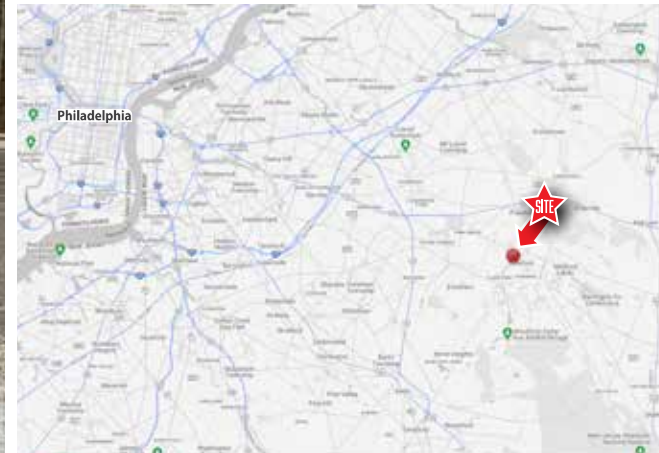


+/-3,000 FORMER BANK W/DRIVE THRU AT CORNER | FOR DEVELOPMENT OPPORTUNITY
 207 Tuckerton Road | Medford, NJ 08055 | Burlington County



**+/- 3,000SF
 Ground Floor**
**+/- 1 ACRE
 Parcel Size**
**IMMEDIATE
 DEVELOPMENT
 OPPORTUNITY
 FOR LEASE OR
 BUILD TO SUIT
 Availability**

PROPERTY INFORMATION

- **PRIME LOCATION in MEDFORD, NJ**
- Excellent visibility at high traffic intersection
- Ingress/egress available on both Tuckerton Rd. and Taunton Blvd.
- Convenient access from surrounding Medford, Marlton, Evesham Twp., Medford Lakes, Shamong & Tabernacle neighborhoods
- Zoned CC-Community Commercial. Also in Medford Township redevelopment zone
- 2023 Real Estate Taxes: \$16,590/SF (\$4.74 sf)

Demographics	1 Mile	3 Miles	5 Miles
Population	4,713	35,130	83,799
Average HH Income	\$213,995	\$184,533	\$196,876
Total Businesses	100	1,208	2,980
Number of Employees	471	10,486	39,553
Traffic Counts	Tuckerton Road: 11,507 VPD Taunton Blvd.: 14,644 VPD		

*Data Source: Sites USA REGIS™ 2023

AGENTS/
 PRINCIPALS:

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

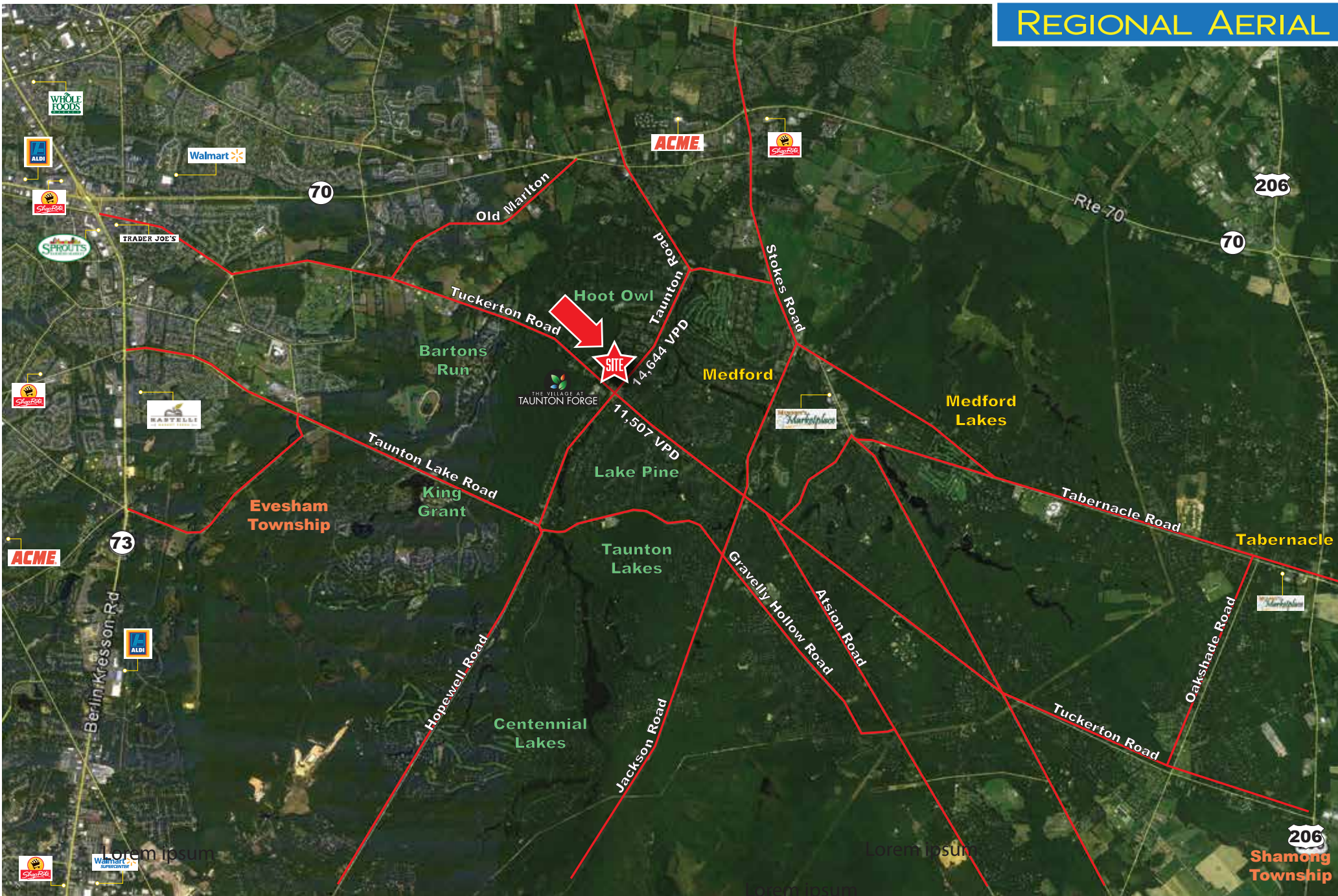
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LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

REGIONAL AERIAL



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207 Tuckerton Road | Medford, NJ 08055 | Burlington County

LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

SITE AERIAL

**Taunton Rd.
14,644 VPD**

**TUCKERTON RD.
11,507 VPD**



+/-3,000 FORMER BANK W/DRIVE THRU AT CORNER | FOR DEVELOPMENT OPPORTUNITY

207 Tuckerton Road | Medford, NJ 08055 | Burlington County



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	4,713	35,130	83,799
Projected Population (2028)	4,534	34,416	85,597
Projected Annual Growth (2023 to 2028)	-0.8%	-0.4%	0.4%

Daytime Population

Total Businesses (2023)	100	1,208	2,678
Number of Employees (2023)	471	10,486	28,167

Income

Average HH Income (Est. 2023)	\$213,995	\$184,533	\$196,876
Median HH Income (2023)	\$161,840	\$142,223	\$146,014

Households & Growth

Households	1,706	13,661	31,921
Projected HH (2028)	1,631	13,326	32,479
HH Growth with Children (2023 to 2028)	47.4%	42.0%	39.8%

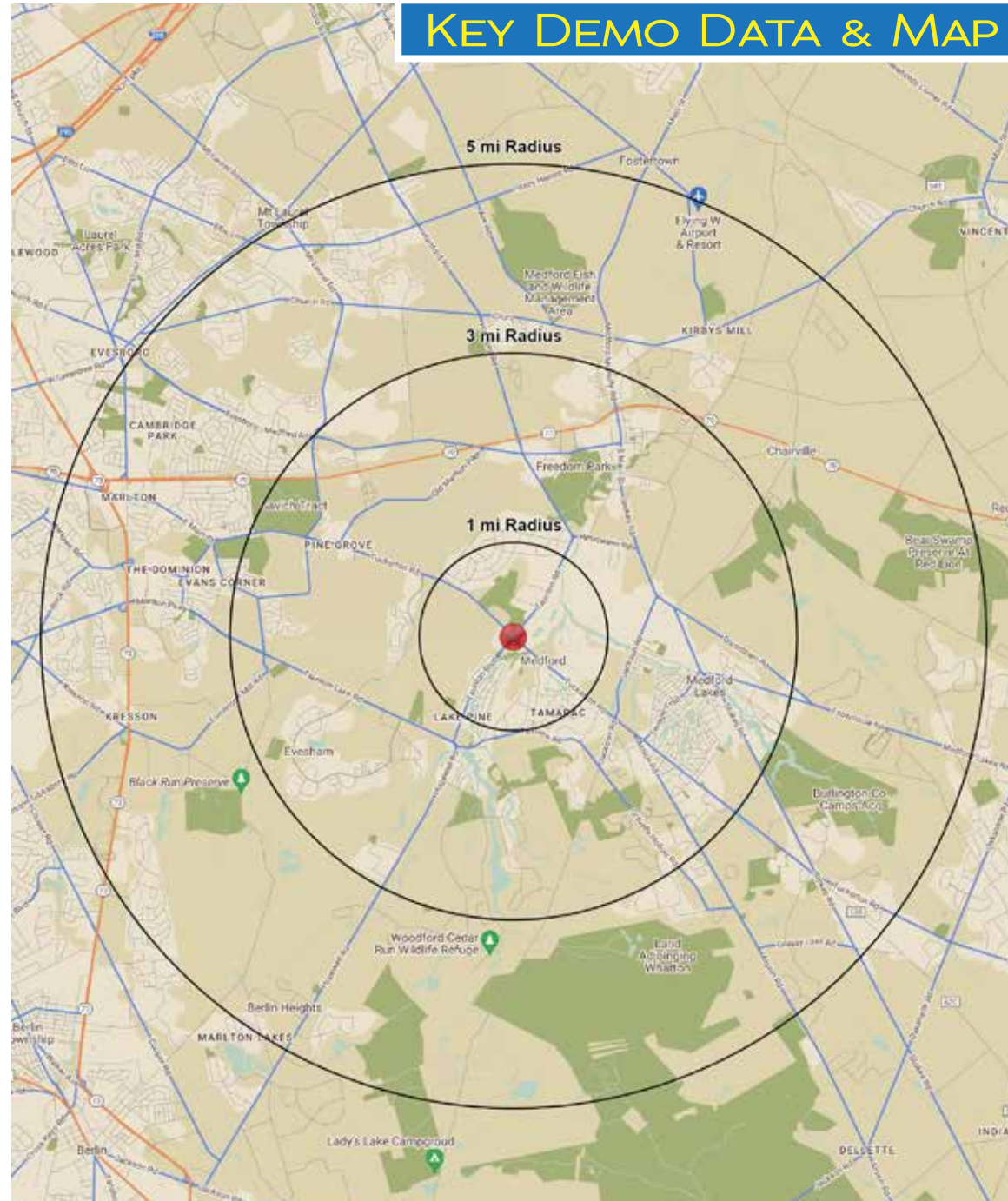
Education

High School Graduate	14.5%	15.4%	18.0%
Some College	14.8%	15.3%	14.5%
Bachelor Degree	39.2%	39.0%	36.1%
Graduate	21.0%	20.3%	21.3%

Traffic Counts: Tuckerton Road: 11,507 VPD • Taunton Blvd.: 14,644 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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LEGEND
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SITE PHOTOS



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

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