

RIO GRANDE, NJ

3402 ROUTE 9 SOUTH

±0.52 AVAILABLE FOR LEASE OR SALE

PHILADELPHIA MSA

**SALE, GROUND
LEASE OR BUILD
TO SUIT**

DIRECTLY ACROSS FROM WALMART



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

get in touch.

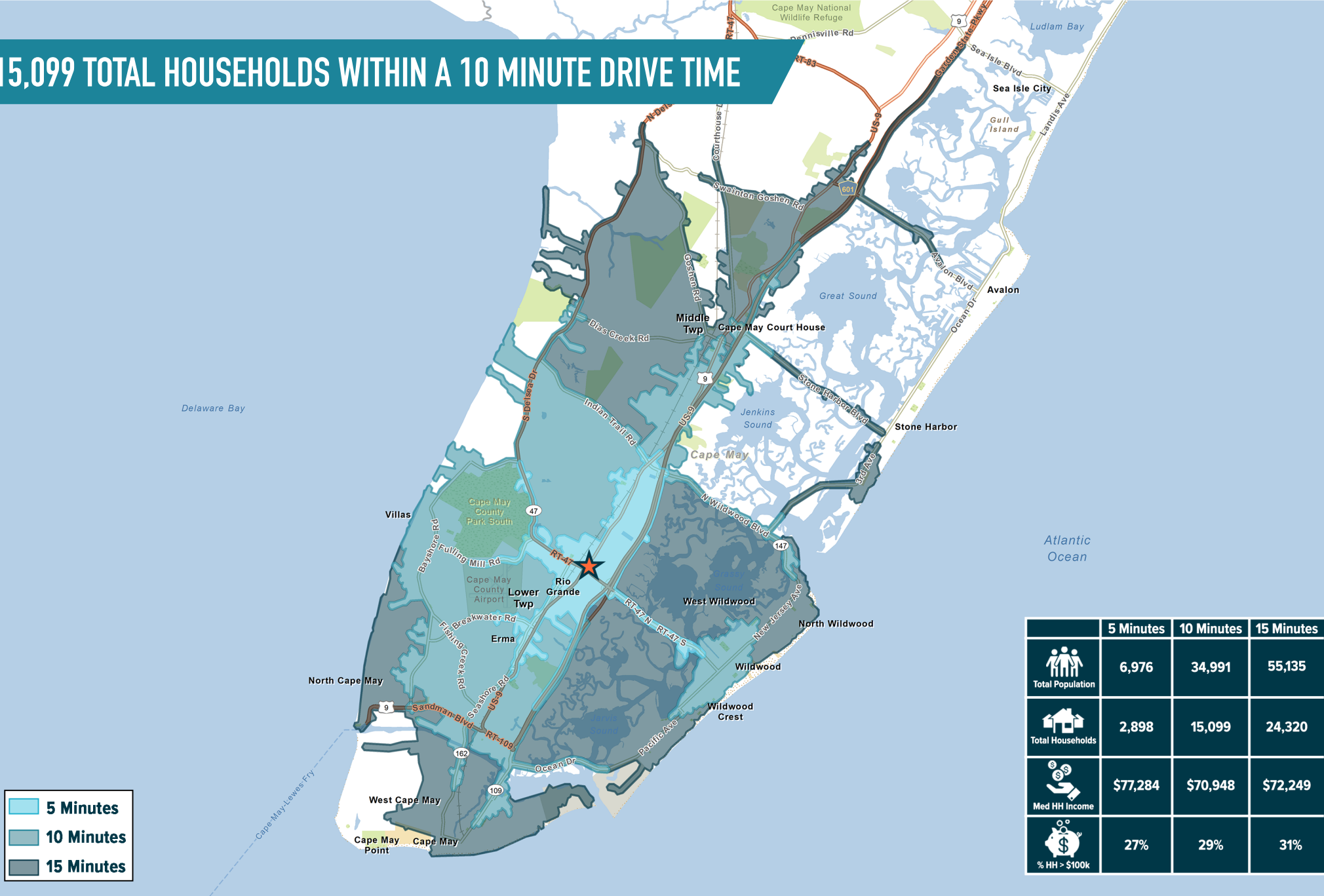
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15,099 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



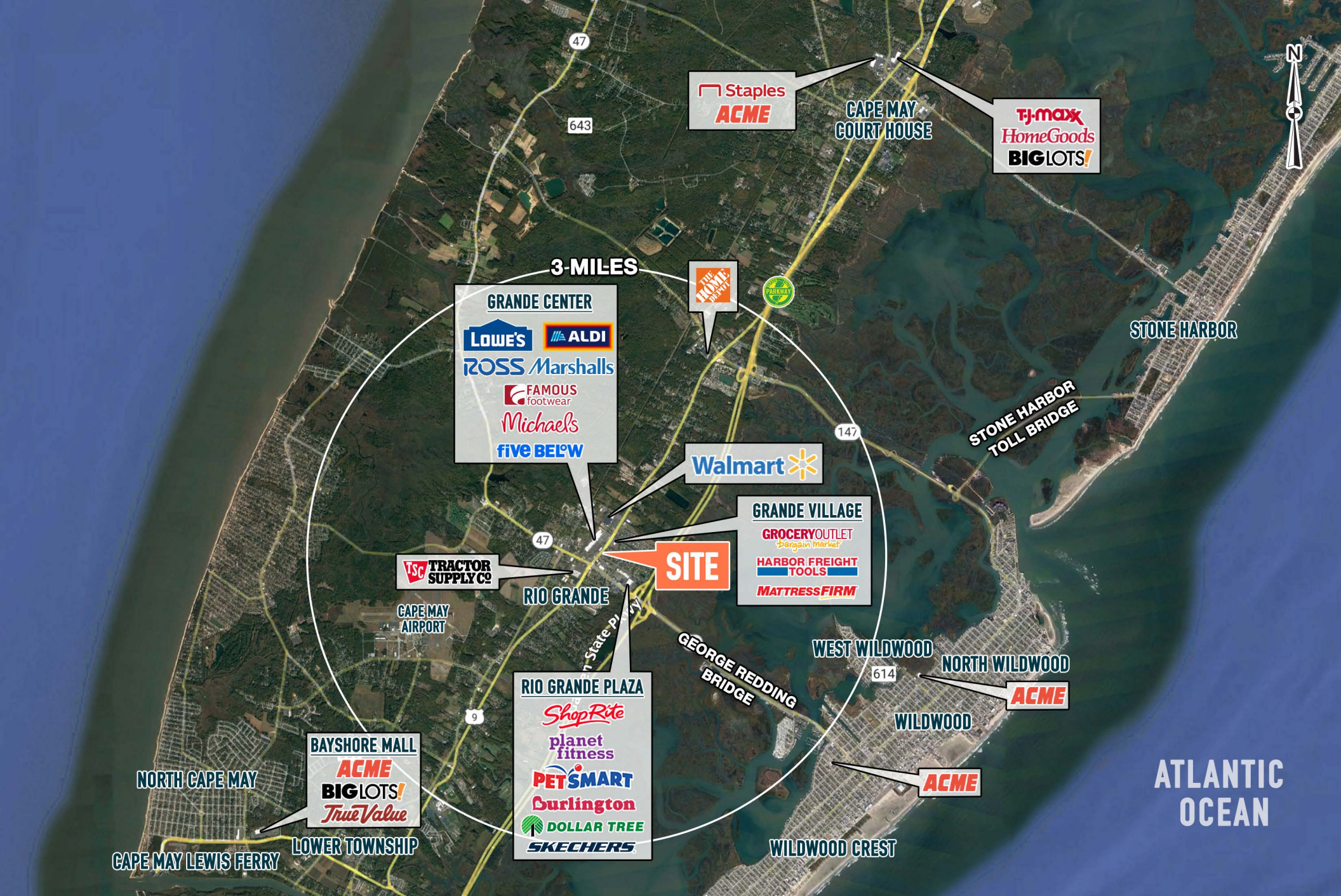
	5 Minutes	10 Minutes	15 Minutes
Total Population	6,976	34,991	55,135
Total Households	2,898	15,099	24,320
Med HH Income	\$77,284	\$70,948	\$72,249
% HH > \$100k	27%	29%	31%

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 06.04.24

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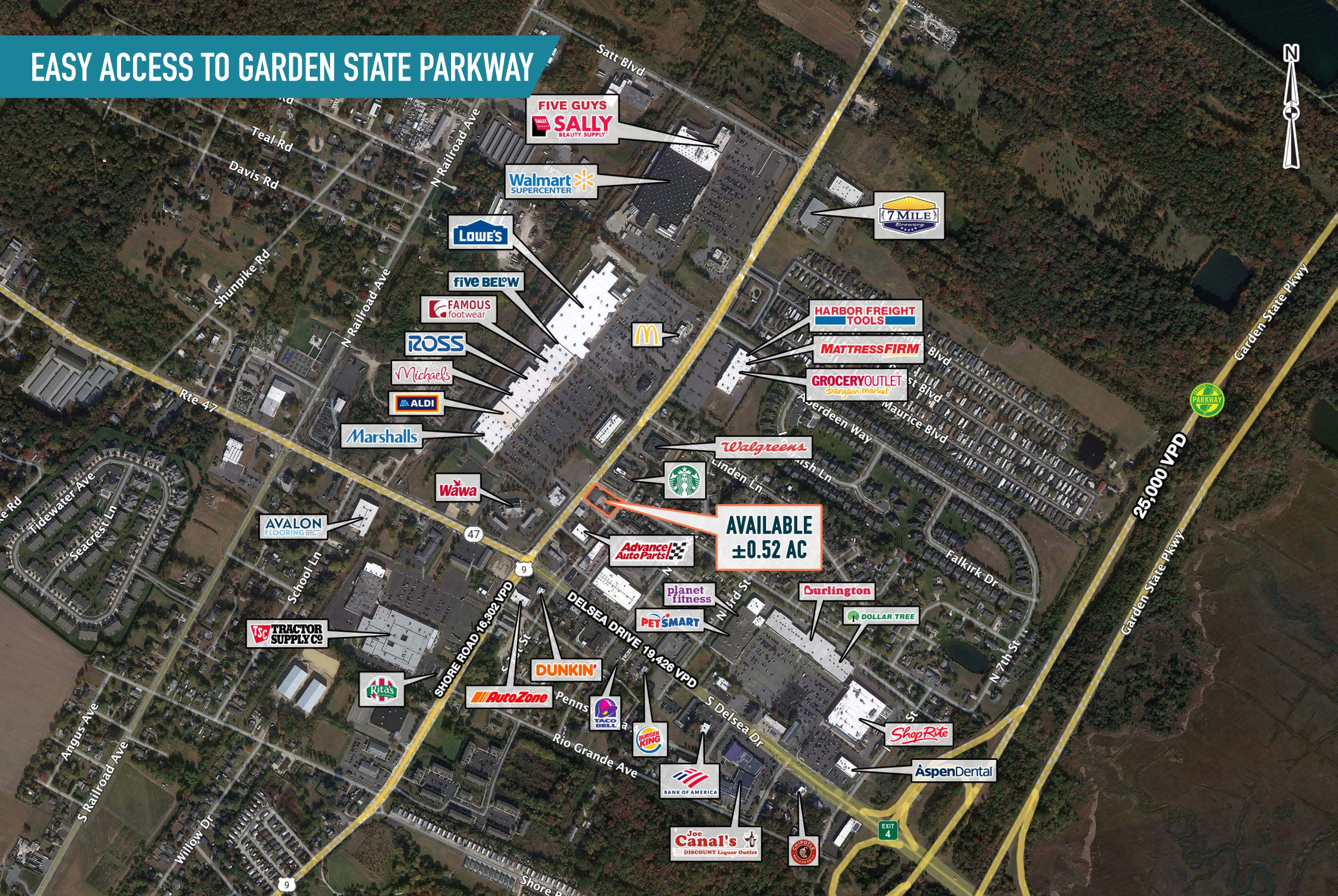
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EASY ACCESS TO GARDEN STATE PARKWAY



AVAILABLE
±0.52 AC

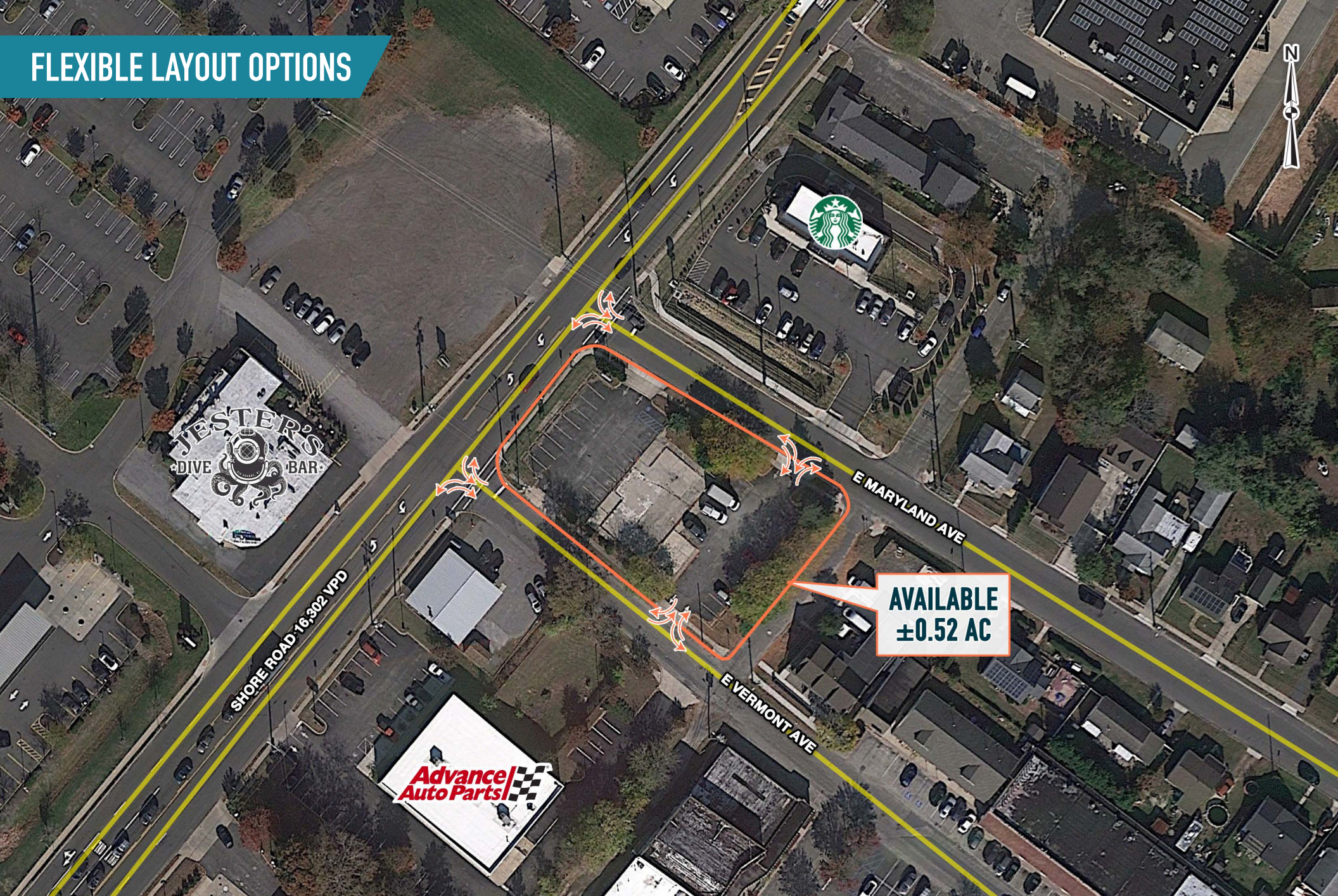
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FLEXIBLE LAYOUT OPTIONS



**AVAILABLE
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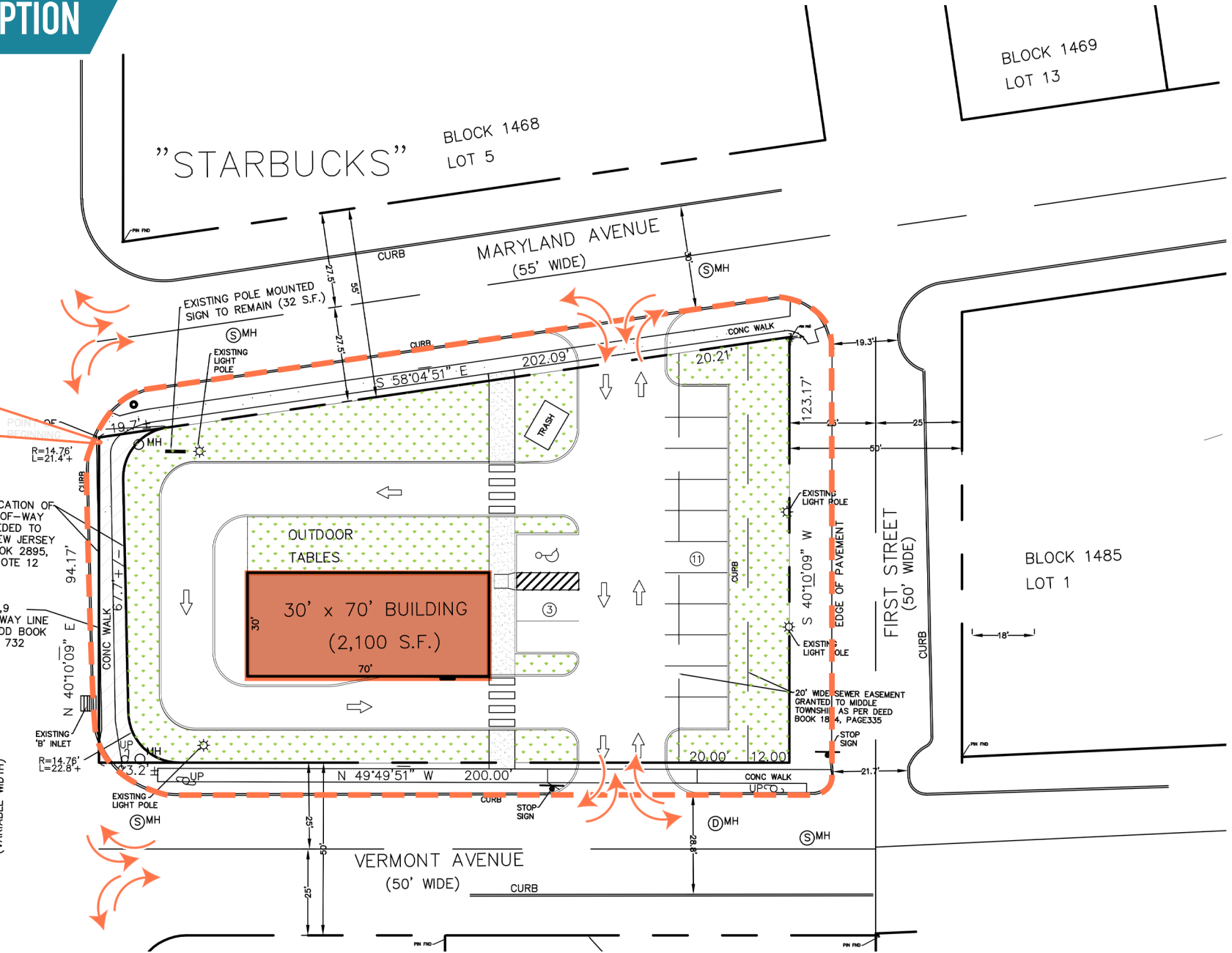
DRIVE-THRU OPTION

**AVAILABLE
±0.52 AC**

APPROXIMATE LOCATION OF N.J.D.O.T. RIGHT-OF-WAY PARCL. 458 DEEDED TO THE STATE OF NEW JERSEY AS PER DEED BOOK 2895, PAGE 867, SEE NOTE 12

FORMER RT.9 RIGHT-OF-WAY LINE AS PER DEDD BOOK 2886 PAGE 732

N.J.S.H. RT.9 (VARIABLE WIDTH)



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