



521 W Kings Hwy | Mount Ephraim, NJ 08059
\$960,000 | 5% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com



Financial Info

Annual Rent:	\$48,000
Lease Expiration:	April 30, 2031
Options:	Two (2) @ Five (5) Years Each
Increases:	15% @ Each Option
Landlord Responsibilities:	Absolute NNN
Lot Size:	0.34 Acres
Building Size:	2,655 SqFt
Price:	\$960,000 5% CAP



Highlights

- 7-Eleven recently extended their lease showing their commitment to this location.
- Below market rent allows future upside potential and a low price point with a national credit tenant.
- 3 miles from Walt Whitman Bridge, providing entry into the city of Philadelphia & 10 miles from Philadelphia International Airport.
- Well positioned near three major highways: I-295 (80,000 VPD), I-76 (145,000 VPD), & NJ Turnpike (560,000 VPD).

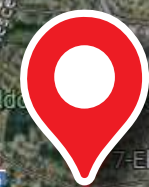


PROPERTY AERIAL

PHILADELPHIA



PROPERTY LOCATION



I 76 - 145,000 VPD

I 295 - 80,000 VPD

NJ TPKE - 560,000 VPD



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Of The Data And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice.

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PROPERTY AERIAL



W Kings Hwy - 13,158 VPD



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DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	14,777	117,930	343,015
2023 POPULATION	14,934	118,727	342,303
2028 POPULATION PROJECTION	15,340	121,888	348,559
ANNUAL GROWTH 2010-2023	0.10%	0.10%	0.00%
ANNUAL GROWTH 2023-2028	0.50%	0.50%	0.40%

2020 POPULATION BY RACE:

WHITE	13,443	95,238	244,737
BLACK	673	16,026	62,764
AMERICAN INDIAN/ALASKAN NATIVE	65	761	2,755
ASIAN	485	3,926	22,786
HAWAIIAN & PACIFIC ISLANDER	10	119	568
TWO OR MORE RACES	257	2,658	8,693
HISPANIC ORIGIN	1,422	16,814	65,119

HOUSEHOLDS:

2010 HOUSEHOLDS	6,071	47,397	132,507
2023 HOUSEHOLDS	6,128	47,699	131,850
2028 HOUSEHOLD PROJECTION	6,299	49,015	134,229
ANNUAL GROWTH 2010-2023	0.20%	0.20%	0.30%
ANNUAL GROWTH 2023-2028	0.60%	0.60%	0.40%
OWNER OCCUPIED HOUSEHOLDS	4,577	30,939	85,750
RENTER OCCUPIED HOUSEHOLDS	1,721	18,076	48,479
AVG HOUSEHOLD INCOME	\$93,369	\$92,687	\$92,408

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PROPERTY PHOTOS





7-Eleven is an American multinational chain of retail convenience stores, headquartered in Dallas, Texas. 7-Eleven operates, franchises, and licenses stores in 19 countries.



TENANT INFORMATION



Market Cap
\$4.8 Trillion

Locations
13,000+

Revenue
\$82.66 Billion

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Mount Ephraim is a borough in Camden County New Jersey. As of the 2020 United States census, the borough's population was 4,651. According to the U.S. Census Bureau, the borough had a total area of 0.91 square miles, including 0.88 square miles of land and 0.02 square miles water



Mount Ephraim | NJ





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FOR MORE INFORMATION

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