



## 21 N Forklanding Road (Block 60, Lot 3)

Maple Shade, New Jersey

### Size

- +/- 3,629 SF - 1st Floor
- +/- 749 SF - 2nd Floor
- +/- 4,378 SF Total

### Acreage

- +/- 0.71 Acres

### Asking Price

- \$650,000

### Taxes

- \$42,226.70 (2024)
- (Assessed at \$1,112,400)

### Zoning: DB - Downtown Business

- Business & Professional Offices
- Daycares
- General Retail Goods, Stores & Services
- Grocery Stores
- Liquor Stores
- Non Drive-Thru Restaurants & Drug Stores
- Personal Services Uses
- Residential & Funeral Homes (Conditional Uses)

### Demographics

Radius	Population	Total Daytime Population	Average Household Income
1 Mile	6,630	7,354	\$112,698
3 Mile	75,365	77,739	\$93,596
5 Mile	190,511	208,748	\$89,025

### For Sale - Contact

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# 21 N Forklanding Road (Block 60, Lot 3)

## Maple Shade, New Jersey

### Site Description

- Rare freestanding building with substantial parking (+/-27 spaces) in Downtown Maple Shade
- Delivered As Is free and clear of any tenancies
- Wide variety of permitted uses
- Back access to residential neighborhoods and directly across from the municipal parking lot
- Highly visible building signage in addition to a freestanding pylon sign on N Forklanding Road and monument on Wallace Ave
- Zones and Tax Credit Market Eligibility:
  - Areas in need of redevelopment
  - Neighborhood preservation program eligible census tracts
  - Housing and mortgage finance agency targeted municipality
  - Smart growth area

### Market Aerial



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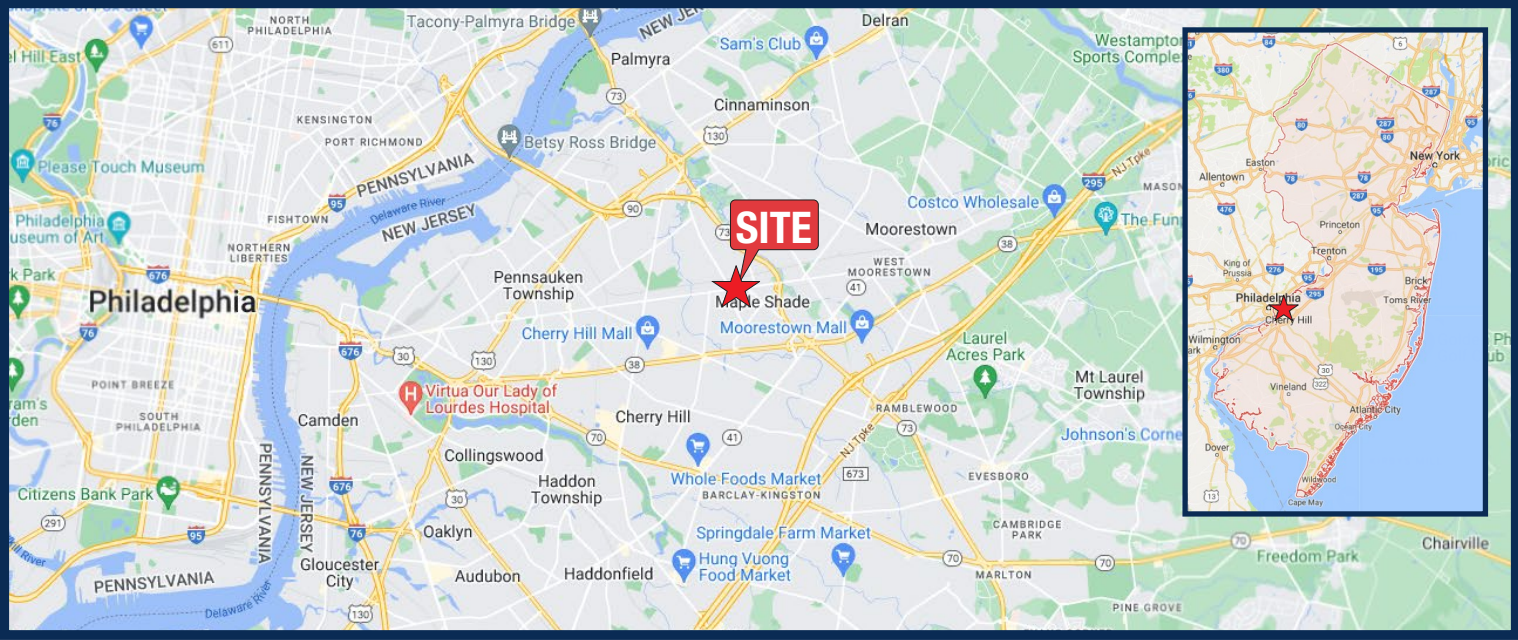
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## Micro Market Aerial



## State Map



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