



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

Maple Shade, New Jersey

Size	Acreage	Asking Price	Taxes
<ul style="list-style-type: none"> <li>• +/- 3,629 SF - 1st Floor</li> <li>• +/- 749 SF - 2nd Floor</li> </ul>	<ul style="list-style-type: none"> <li>• +/- 0.71 Acres</li> </ul>	<ul style="list-style-type: none"> <li>• \$700,000</li> </ul>	<ul style="list-style-type: none"> <li>• \$41,003 (2023)</li> <li>(Assessed at \$1,112,000)</li> </ul>
<ul style="list-style-type: none"> <li>• +/- 4,378 SF Total</li> </ul>			

### 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

Jason Pierson  
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## 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
- Property will be deed restricted for 2 years against any financial institution
- 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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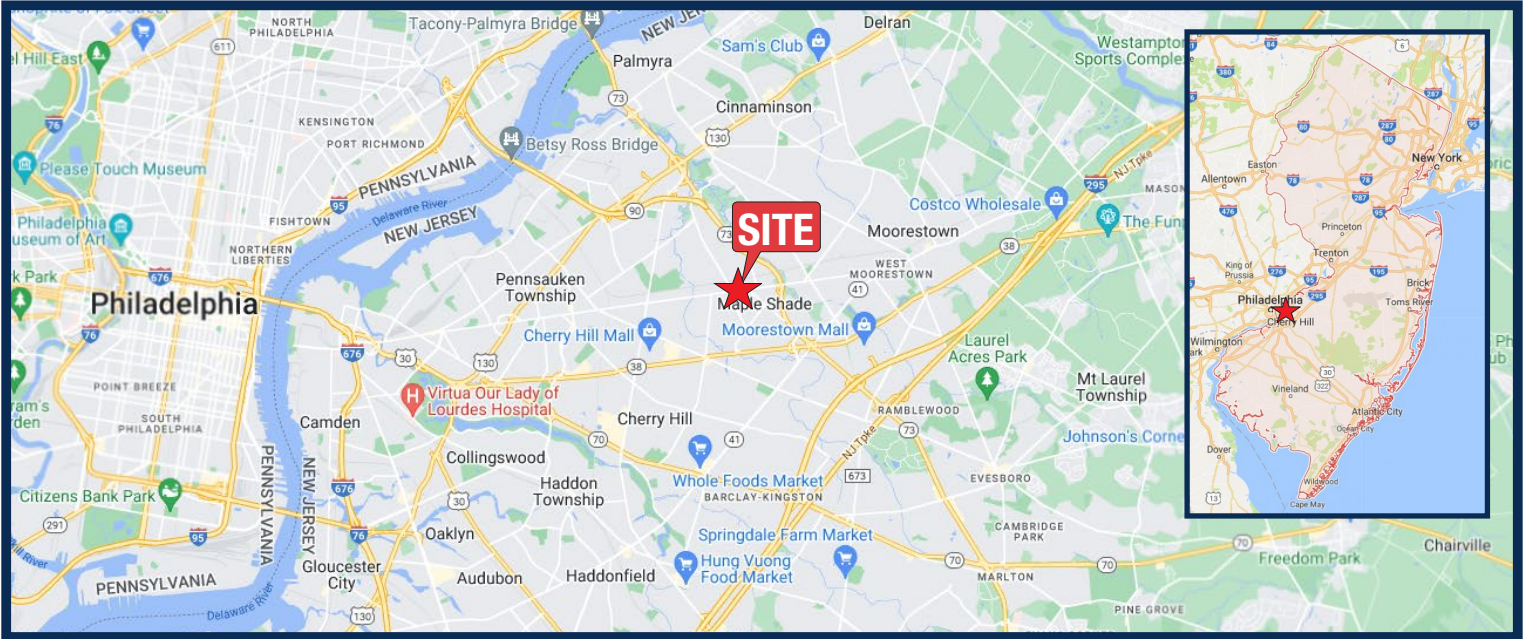


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## Micro Market Aerial



## State Map



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