



1403-05 Hurfville Rd

Deptford, NJ 08096

For Sale: \$615,000

Type: Commercial

Web#: 2631282

Square Footage: 1,440

Prime Commercial Corner Lot – High-Yield Investment in Deptford, NJ Rare 28,500 SqFt Corner Lot | Income-Generating with Major Development Potential Prime Location – Just five minutes from Deptford Mall, one of the busiest retail hubs in South Jersey. This high-exposure property sits at the intersection of Cooper Street and Route 41, ensuring maximum traffic and visibility. Income-Generating Asset – Includes a 1,440 SqFt remodeled office building, currently leased for \$5,000/month NNN with 14 months remaining. The property delivers a 9.7% CAP rate—an exceptional find in today's market. Explosive Market Growth – Deptford is experiencing significant development, including: Gloucester Premium Outlets (700,000+ SqFt of retail nearby) Avenue Apartments at Deptford (232-unit luxury complex) Expanding retail and industrial development along the Route 41 and 42 corridors Zoning & Development Potential – Zoned TRC1 (Transitional Redevelopment Commercial), allowing for: Retail Plaza / Strip Mall Drive-Thru QSR / Gas Station Medical Office / Urgent Care Auto-Related / Mixed-Use Commercial Investment Details: Asking Price: \$615,000 CAP Rate: 9.7% Net Rental Income: \$60,000/year (Tenant pays all expenses) Zero Landlord Responsibilities (NNN Lease) This is a high-traffic, high-growth, high-ROI opportunity for investors, developers, or owner-users looking to capitalize on one of Deptford's strongest commercial corridors.

## Listing Details

Asking Price: \$615,000  
Web ID: 2631282

Status: Sold  
Last Update: 5/16/2025

Type: Commercial  
Added: 329 Day(s) Ago

## Property Details

Address: 1403-05 Hurfville Rd  
Zip: 08096  
Total Bathrooms: 0

City: Deptford  
County: Gloucester

State: NJ  
Square Footage: 1,440

## Location Details

Lot Size: 0.65 Acres

Water Front: No

Water Access: No

## Broker Details

Triforce Commercial Real Estate LLC

Jason Horowitz