

# Retail Pad For Sale or Lease

## Executive Summary

Mathistown Rd & Center St, Little Egg Harbor, NJ 08087



### OFFERING SUMMARY

Sale Price:	\$875,000
Lease Rate:	Negotiable

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,360	21,249	26,480
Average HHI	\$75,094	\$84,334	\$88,176
Employees	916	3,551	4,433
Total Businesses	129	489	594

### PROPERTY HIGHLIGHTS

- 3 Acre Retail Pad for Sale or Lease
- Fully approved for a 15,000 SF Retail or Medical Building
- Parking lot for 64 cars and two drive-thru lanes
- Ideal for retail, restaurant, small strip center, or medical office building and potential for car wash operator or fitness user
- Strong retailers nearby: Walgreens, Rite Aid, Super Wawa, McDonald's
- Ocean County is one of the fastest growing counties in New Jersey
- 4 miles off the Garden State Parkway and 2 miles from Route 9
- Traffic counts: 8,467 VPD on Mathistown Rd, 5,775 VPD on Center St.



**ARROW**

Real Estate Services

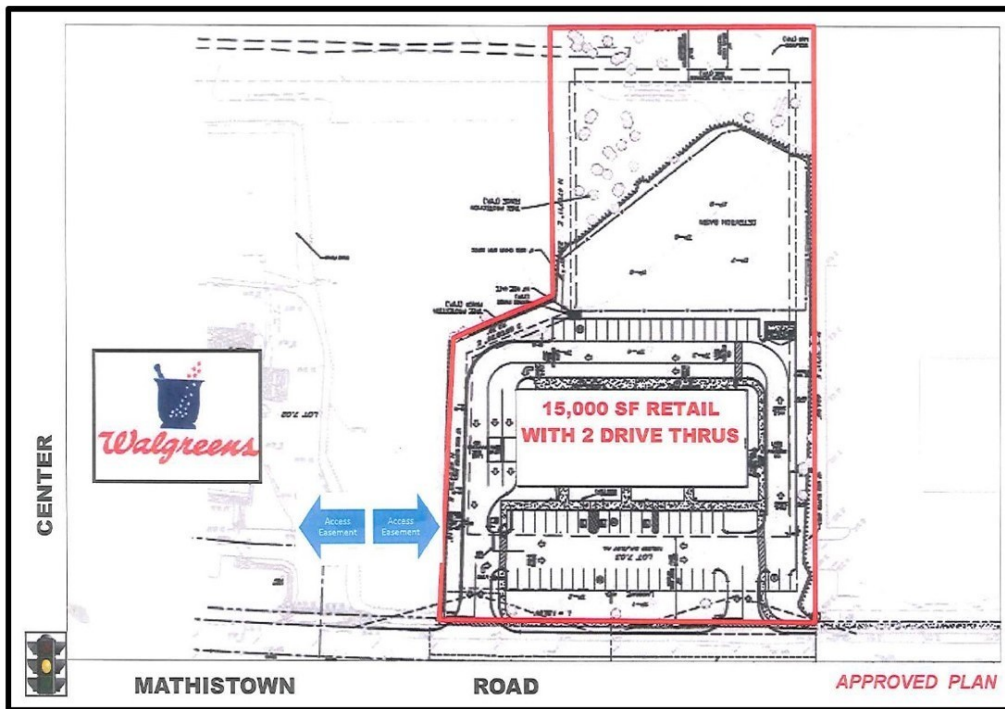
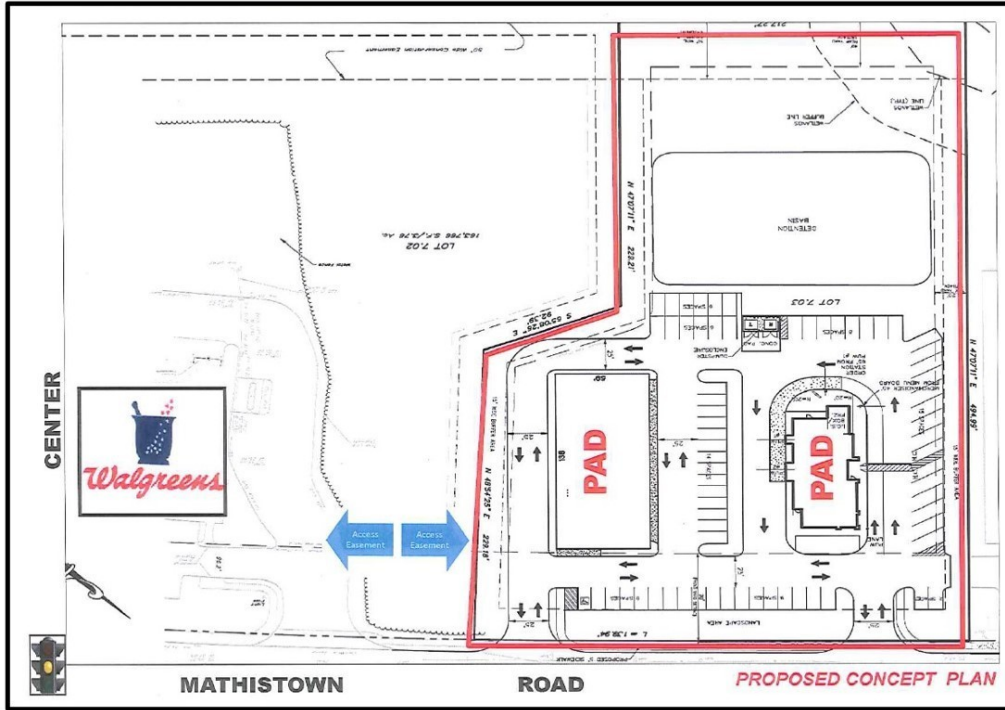
Admin: 717 Limekiln Road, Doylestown, PA 18901  
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004  
 610.400.3018 | ArrowRealEstateServices.com



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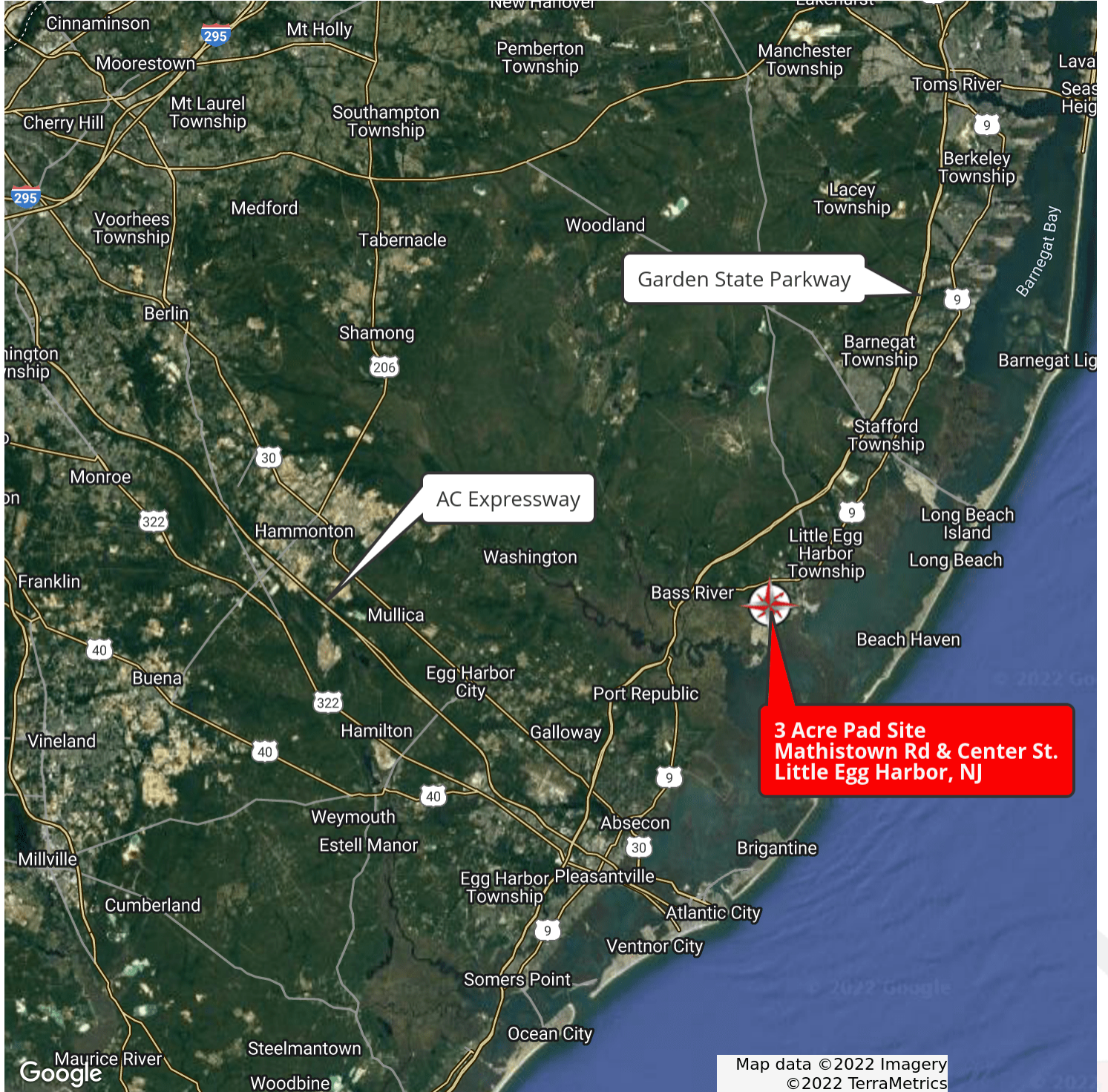
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**3 Acre Pad Site**  
**Mathistown Rd & Center St.**  
**Little Egg Harbor, NJ**

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## ARROW



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