



FOR  
SALE

**Emily Stein**

*Managing Director*

*& Director of Healthcare Services*

856.797.1919x110 | 609.457.9816

Emily.Stein@VantageRES.com

**Ken Richardson**

*Vice President*

856.797.1919x108 | 609.346.0512

Ken.Richardson@VantageRES.com

**856.797.1919**  
**VantageRES.com**

1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003



**DEVELOPMENT OPPORTUNITY**  
**13 PARK DRIVE, SHAMONG, NJ 08088**



**DISCLAIMER:** The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

# PROPERTY INFORMATION

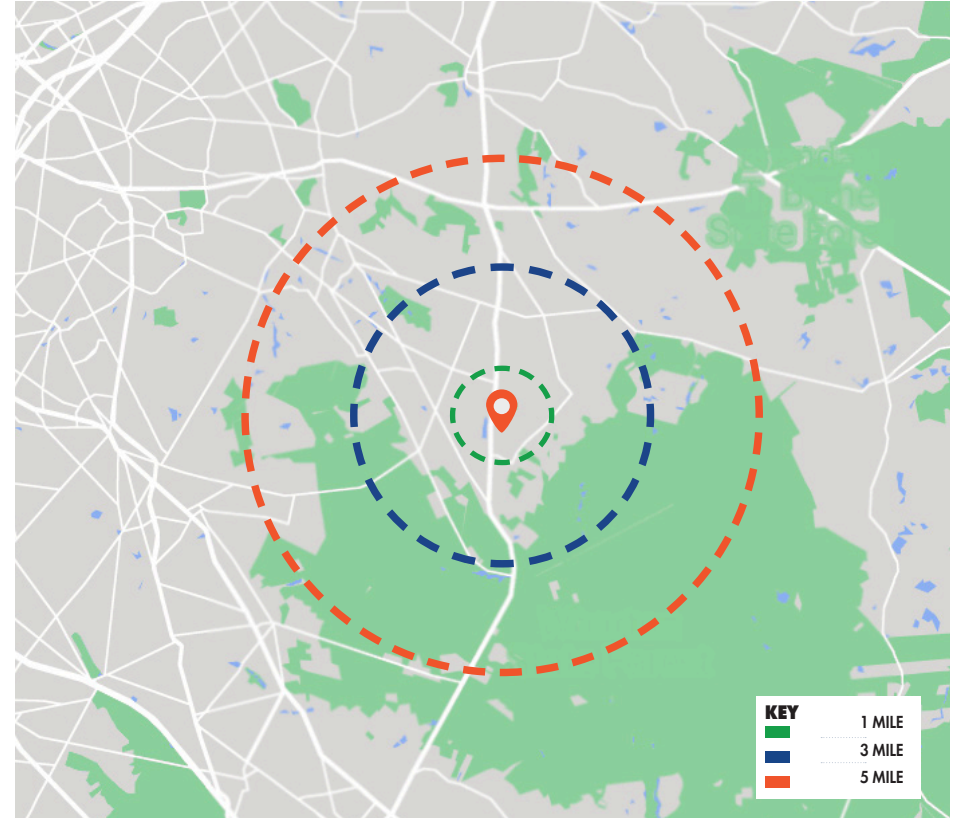
This +/- 10.75 acre parcel offers immense opportunities. It is ideal for flex buildings, warehouse, self-storage and other similar uses. It provides ample space for a variety of users and the flexibility to design a building that meets modern commercial needs

**Asking Sale Price: \$1,300,000**  
**AC Available: +/- 10.75 AC**

**Parking: +/- 75 Proposed Spots**

**Taxes: \$244.93/year (2023)**

**Zoning: PVI - Pineland Village Industrial District**



POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	1,023	9,409	21,321
PROJECTED 2028	1,034	9,490	21,555

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	346	3,204	7,300
PROJECTED 2028	350	3,232	7,381

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$153,052	\$144,665	\$153,086
MEDIAN INCOME	\$129,327	\$123,157	\$129,783



856.797.1919  
VantageRES.com

**FOR SALE**

13 PARK DRIVE, SHAMONG, NJ 08088



856.797.1919  
VantageRES.com