

FOR SALE

1207 ROUTE 40

PIESGROVE  
NEW JERSEY

HIGHWAY  
COMMERCIAL  
PROPERTY

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# FOR SALE

## Property Summary

PROPERTY ADDRESS	1207 Route 40 Pilesgrove, New Jersey
Building Square Feet	Building 1: +/- 9,000 sqft Building 2: +/- 2,000 sqft
LAND ACRES	+/- 1.26 Acres
USE	Commercial Retail Store Front and Residential Home
ZONING	<b>Highway Commercial - 3</b>
TRAFFIC COUNT	+/- 14,000 Average Daily Count (2018)
PRICE	\$1,300,000.00
Cap Rate	6.5





# PROPERTY SUMMARY

Now available for **SALE**: a +/- 9,000 square foot retail building plus residential home with detached garage on 1.26 acres located in Pilesgrove, NJ. The retail space is currently leased by a non-profit at a below market rate on a gross lease with the tenant assuming all responsibilities for property maintenance and utilities. The residential home is leased at market rate on an annual basis.

In proximity to the intersection of Route 40 and Route 45, the property benefits from an average daily traffic count of approximately +/-14,000 vehicles, offering exceptional visibility and accessibility. The site features ample on-site parking and prominent signage opportunities along a well-traveled corridor.

Set on a generous parcel, there is also an opportunity to purchase the neighboring farm (+/-26.36 acres). The total acreage offers an excellent opportunity for a future shopping center off of Route 40.

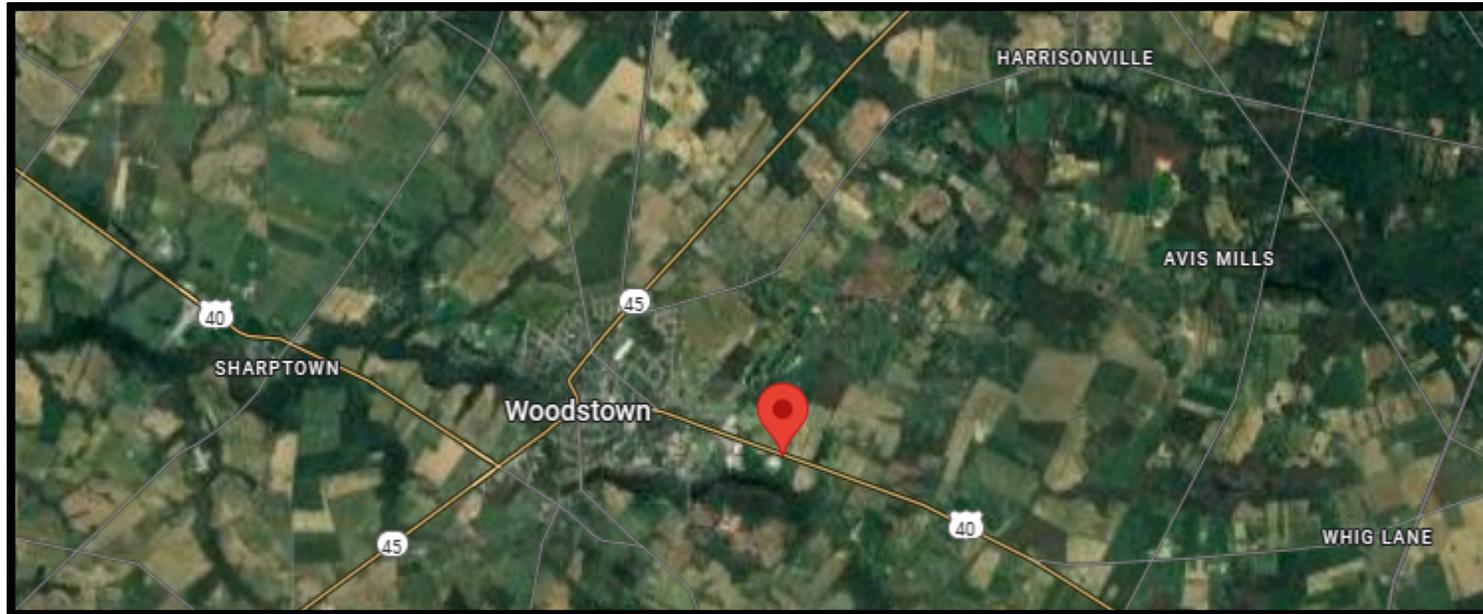
## AREA HIGHLIGHTS

- Located near the intersection of Route 40 & Route 45
- +/-14,000 vehicles per day average traffic count
- Ample on-site parking
- Excellent visibility and signage opportunity
- Outdoor space for events or additional use

## SPACE DETAILS

- Open layout
- Multiple points of entry
- One lot with 3 separate buildings - commercial building, detached garage, and residential home

# AREA MAP



# DEMOGRAPHICS

Population			
	1 mile	5 miles	10 miles
2020 Population	1,027	12,974	76,228
2024 Population	1,105	12,938	76,631

Income			
	1 mile	5 miles	10 miles
Avg Household Income	\$113,549	\$128,961	\$137,035
Median Household Income	\$100,649	\$111,553	\$113,258

