

**FOR
SALE**



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LAND DEVELOPMENT WITH OFFICE
575 RANCOCAS RD, WESTAMPTON TOWNSHIP, NJ 08060



OFFERING SUMMARY

Sale Price: \$1,750,000

Size Available: +/- 3 Acres

Building Size: +/- 2,142 SF

Zoning: B-1

Parking: +/- 20 Spaces with additional land

Taxes: \$20,980.31

Traffic: 31,902 VPD



PROPERTY HIGHLIGHTS

+ Assemblage of multiple parcels located at 238 Main St and 575 Rancocas Rd on approximately 3 acres, offering an existing office building and a substantial redevelopment opportunity within an established commercial corridor in Westampton Twp.

+ Situated in a heavily traveled area in very close proximity to I-295 and just minutes from Exit 5 of the New Jersey Turnpike, with 30,000 vehicles per day, the property benefits from strong visibility and convenient access.

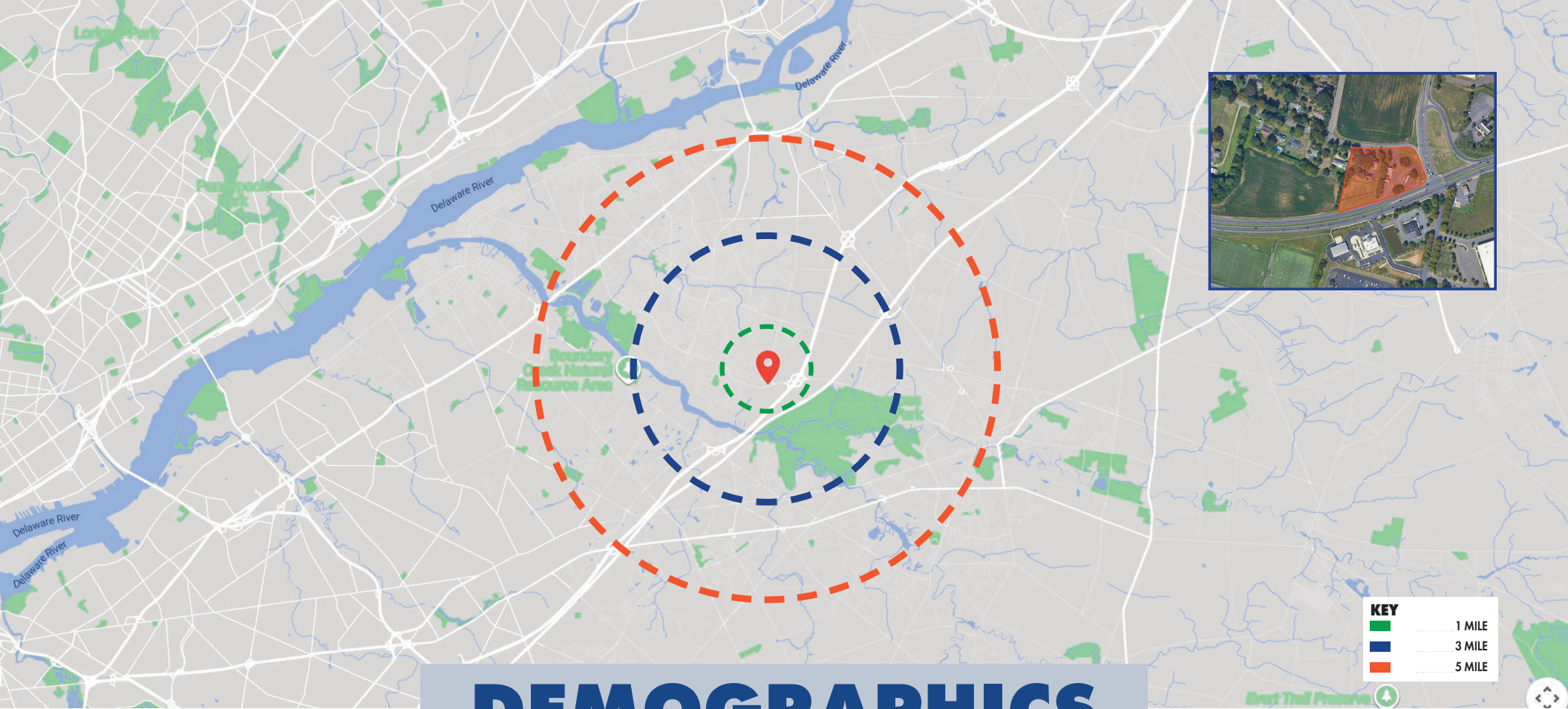
+ Flexible B-1 Zoning allows for a wide range of permitted uses including retail, restaurant, professional and medical offices, light industrial, and flex space, accommodating a variety of potential commercial development opportunities.

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KEY

■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	4,567	55,132	149,167
PROJECTED 2029	4,633	56,136	152,083

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,634	20,473	56,429
PROJECTED 2029	1,657	20,840	57,535

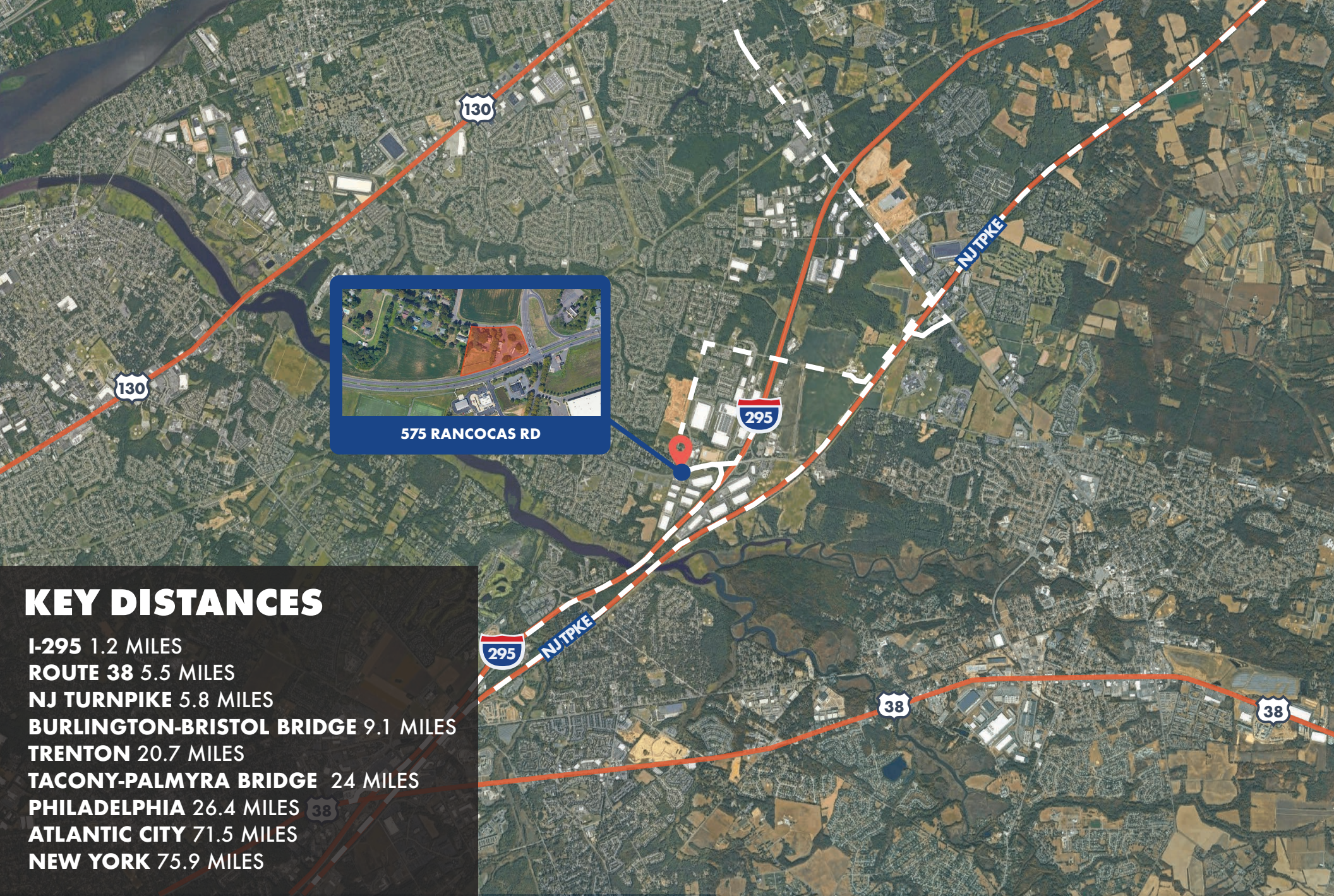
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$122,885	\$120,265	\$117,190
MEDIAN 2029	\$105,766	\$99,361	\$94,520

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575 RANCOCAS RD

KEY DISTANCES

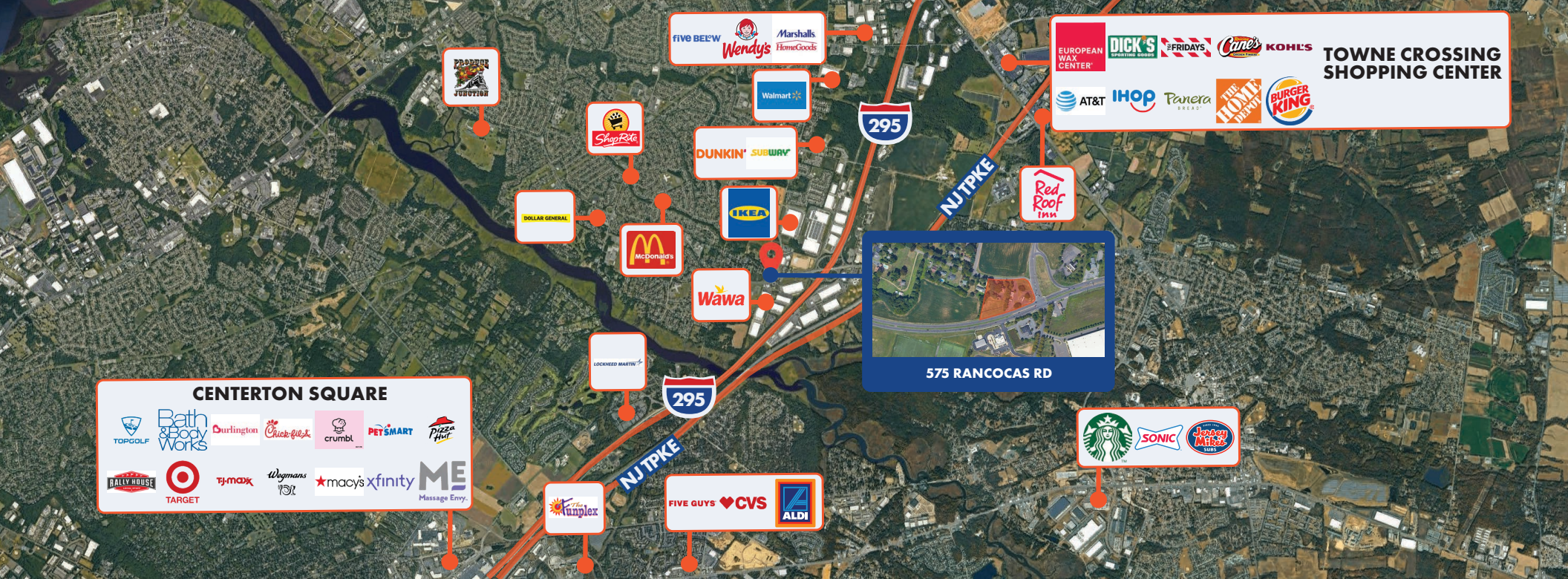
- I-295 1.2 MILES
- ROUTE 38 5.5 MILES
- NJ TURNPIKE 5.8 MILES
- BURLINGTON-BRISTOL BRIDGE 9.1 MILES
- TRENTON 20.7 MILES
- TACONY-PALMYRA BRIDGE 24 MILES
- PHILADELPHIA 26.4 MILES
- ATLANTIC CITY 71.5 MILES
- NEW YORK 75.9 MILES

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NEARBY AMENITIES

DINING

- Wawa
- McDonald's
- Panera Bread
- Wendy's
- Chick-fil-A
- Subway
- Raising Cane's Chicken
- Fingers
- Sonic Drive-In
- Jersey Mike's Subs
- Burger King
- Five Guys
- Dunkin'
- Starbucks

RETAIL/GROCERY

- Ikea Distribution
- CVS Pharmacy
- Lockheed Martin Corporation
- Tech Campus
- Walmart Supercenter
- ShopRite
- Produce Junction
- Dollar General
- Centerton Square
- TopGolf
- The Funplex
- ALDI
- Red Roof Inn & Suites
- The Home Depot
- Five Below
- Marshalls & Homegoods
- Towne Crossing Shopping Center
- New Residential Development +/- 400 Homes Coming Soon

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