



2 Talon Court

Sewell, New Jersey 08080

Property Overview

Mixed Use Residential/Office
Great Frontage on Egg Harbor Road
Steel Beam Construction
15+ Parking Spots
3 Car Garage
4 Private Offices/Exam Rooms
6 Bedrooms, 4 Full Baths
Finished Basement
Showings By Appointment Only

Offering Summary

Sale Price:	\$1,240,000
Building Size:	5,100 SF
Lot Size:	0.65 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	164	741	2,820
Total Population	462	2,143	8,072
Average HH Income	\$183,498	\$177,014	\$165,792

For More Information

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For Sale - Mixed Use
5,100+/- SF | \$1,240,000
Residential/Office



BROCHURE | 2 Talon Court Sewell, NJ 08080

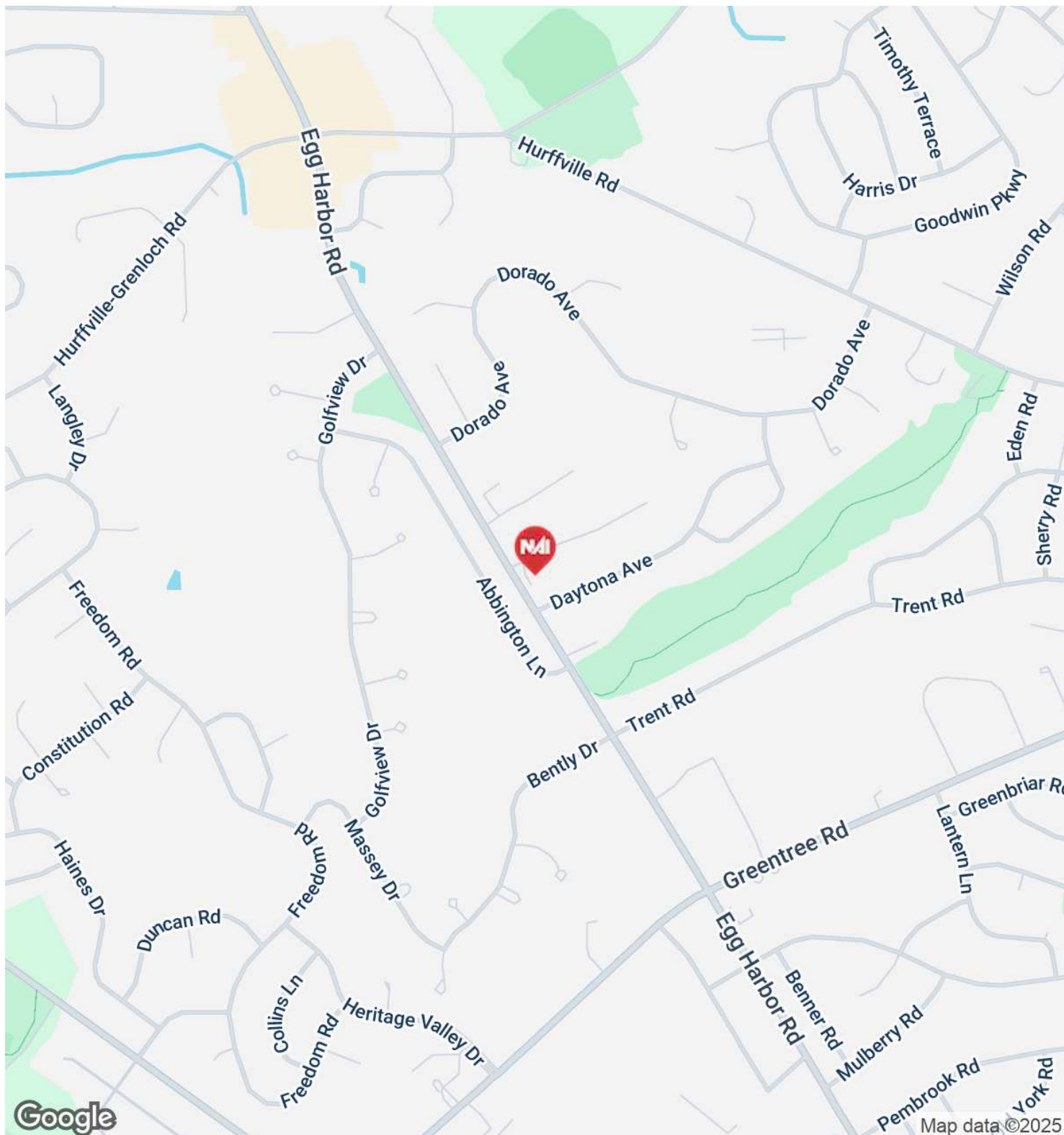
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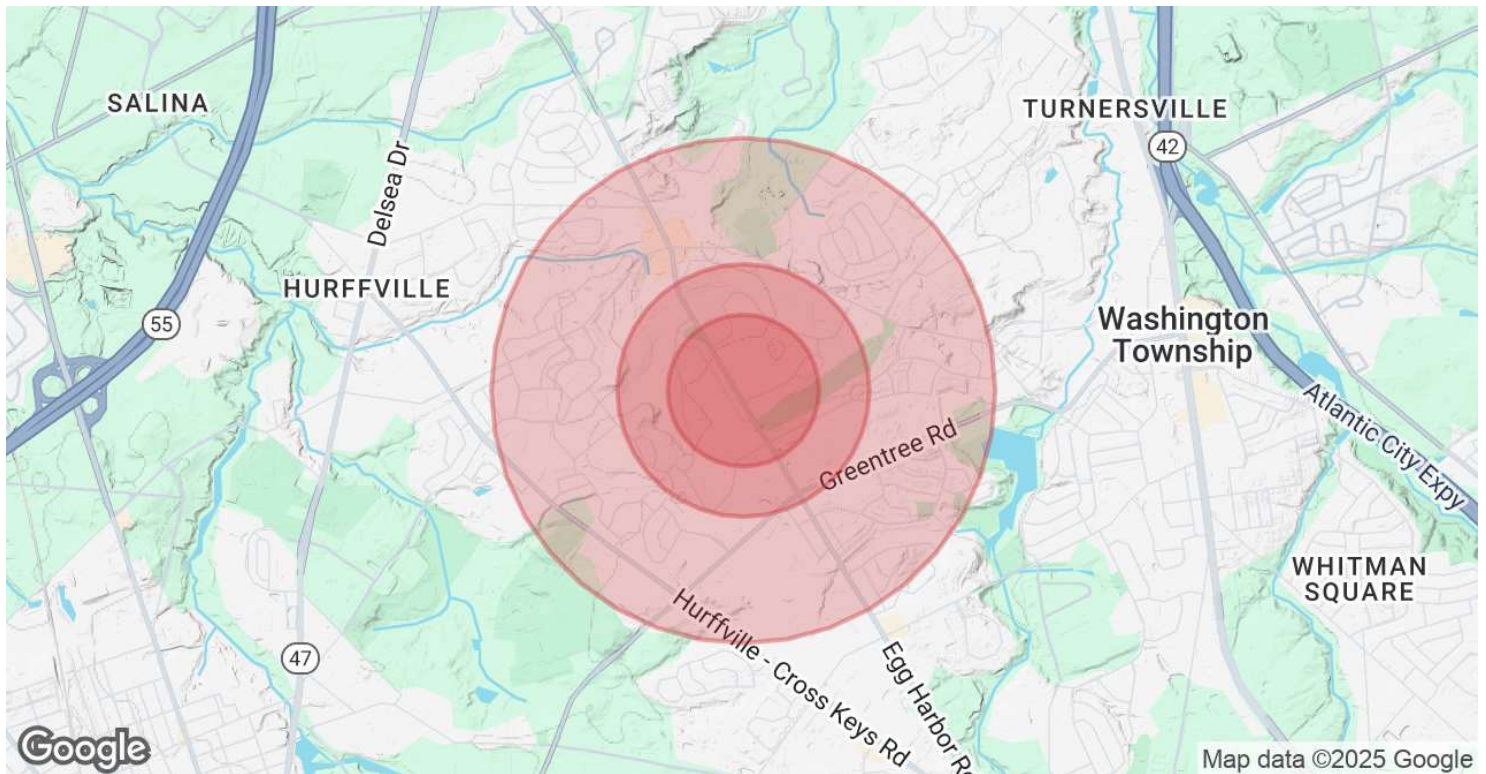
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	462	2,143	8,072
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	164	741	2,820
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$183,498	\$177,014	\$165,792
Average House Value	\$350,921	\$360,416	\$366,750

Demographics data derived from AlphaMap