



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**TOMLIN STATION COMMERCE CENTER
LAND FOR SALE**

8 BURTON LANE MULICA HILL, NJ 08062

610.429.0200
swopelees.com

TOMLIN STATION COMMERCE CENTER

8 Burton Lane
Mullica Hill, NJ 08062

CHUCK SWOPE, CCIM

chuck@swopelees.com
610.429.0200 x101



PROPERTY DESCRIPTION

For Sale - 11 Light Industrial Lots

PROPERTY HIGHLIGHTS

- Bank Owned - Will be sold as a package of lots only
- Approximately 35.71 acres total on 11 lots
- Significant site improvements have been completed
- Public Water, On-site Septic.
- Public Gas Available.
- Ideal For Light Industrial Users.

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	35.71 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	509	11,383	60,996
Total Population	1,790	35,744	171,062
Average HH Income	\$119,178	\$108,619	\$89,154

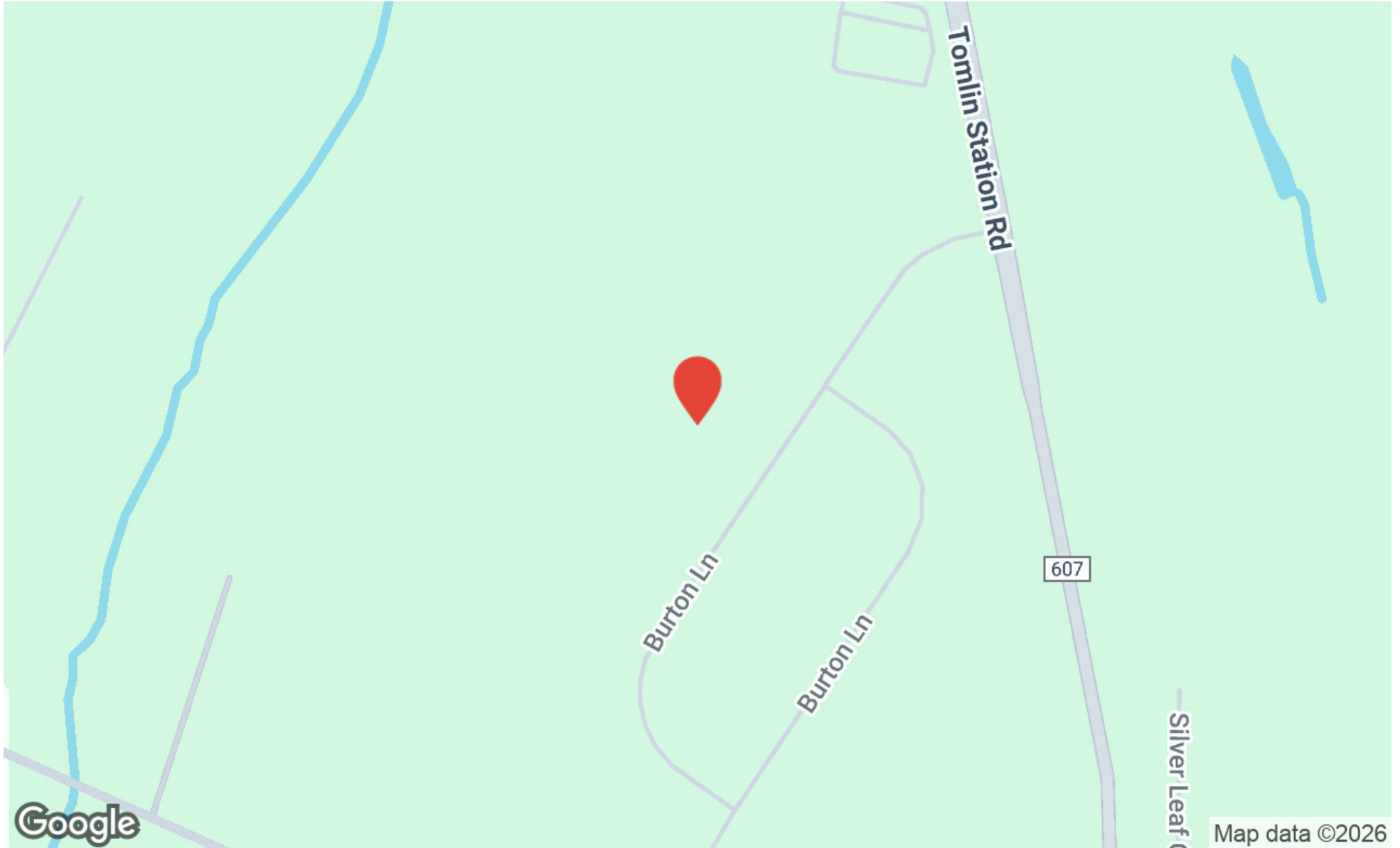


TOMLIN STATION COMMERCE CENTER

8 Burton Lane
Mullica Hill, NJ 08062

CHUCK SWOPE, CCIM

chuck@swopelees.com
610.429.0200 x101





TOMLIN STATION COMMERCE CENTER

8 Burton Lane
Mullica Hill, NJ 08062

CHUCK SWOPE, CCIM

chuck@swopelees.com
610.429.0200 x101



TOMLIN STATION COMMERCE CENTER

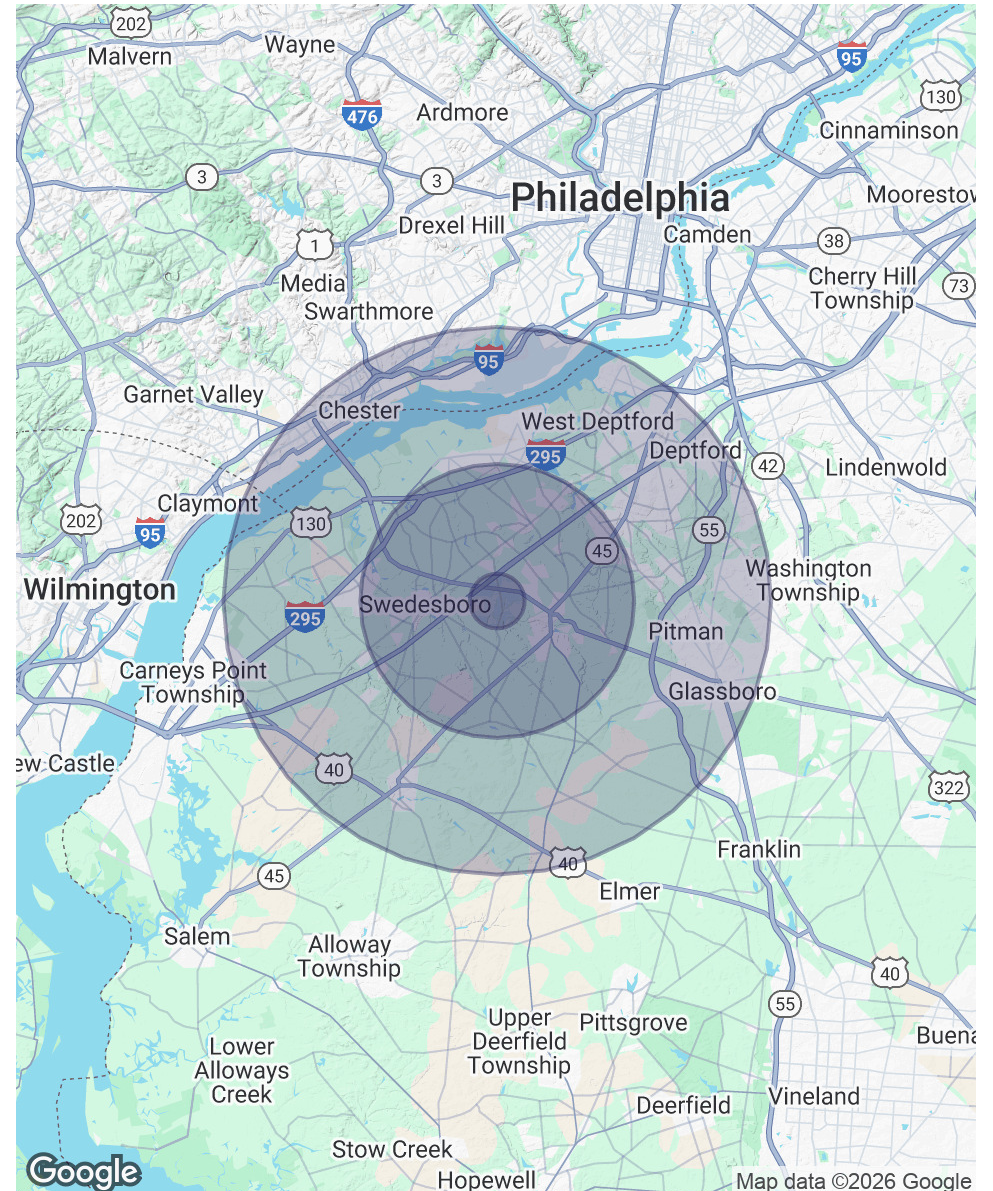
8 Burton Lane
Mullica Hill, NJ 08062

CHUCK SWOPE, CCIM

chuck@swopelees.com
610.429.0200 x101

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,790	35,744	171,062
Average Age	31.9	35.6	38.1
Average Age (Male)	32.4	35.2	36.8
Average Age (Female)	31.0	35.9	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	509	11,383	60,996
# of Persons per HH	3.5	3.1	2.8
Average HH Income	\$119,178	\$108,619	\$89,154
Average House Value	\$396,965	\$356,316	\$297,116

2020 American Community Survey (ACS)





TOMLIN STATION COMMERCE CENTER

8 Burton Lane
Mullica Hill, NJ 08062

CHUCK SWOPE, CCIM

chuck@swopelees.com
610.429.0200 x101



CHUCK SWOPE, CCIM

Broker of Record

chuck@swopelees.com

Direct: 610.429.0200 x101 | Cell: 610.804.7897

PA #RM 421301

PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

EDUCATION

BA, Washington College, Chestertown, MD

MA, University of Pennsylvania, Philadelphia, PA

MEMBERSHIPS

CCIM

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200

		Street Address	Block	Lot	Acres
	1	13 Burton Lane	46.01	1	3.04
	2	9 Burton Lane	46.01	2	3.05
	3	23 Wayne Avenue	46.02	1	3.00
	4	21 Wayne Avenue	46.02	2	3.00
	5	19 Wayne Avenue	46.02	3	3.00
	6	8 Burton Lane	46	4.06	3.01
	7	10 Burton Lane	46	4.07	3.00
	8	12 Burton Lane	46	4.08	4.53
	9	14 Burton Lane	46	4.09	4.06
	10	17 Wayne Avenue	46.02	4	3.00
	11	13 Wayne Avenue	46.02	6	3.02
				Total	35.71

PROPERTY DESCRIPTION

The Properties consist of the following parcels of real property located in Harrison Township, Gloucester County, New Jersey:

Street Address	Block	Lot
13 Burton Lane	46.01	1
9 Burton Lane	46.01	2
23 Wayne Avenue	46.02	1
21 Wayne Avenue	46.02	2
19 Wayne Avenue	46.02	3
8 Burton Lane	46	4.06
10 Burton Lane	46	4.07
12 Burton Lane	46	4.08
14 Burton Lane	46	4.09
17 Wayne Avenue	46.02	4
13 Wayne Avenue	46.02	6

