

REDEVELOPMENT OPPORTUNITY FOR SALE

2547 DELSEA DRIVE, FRANKLINVILLE, NJ 08322

LOCATED AT DOMINANT INTERSECTION



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Investment Highlights

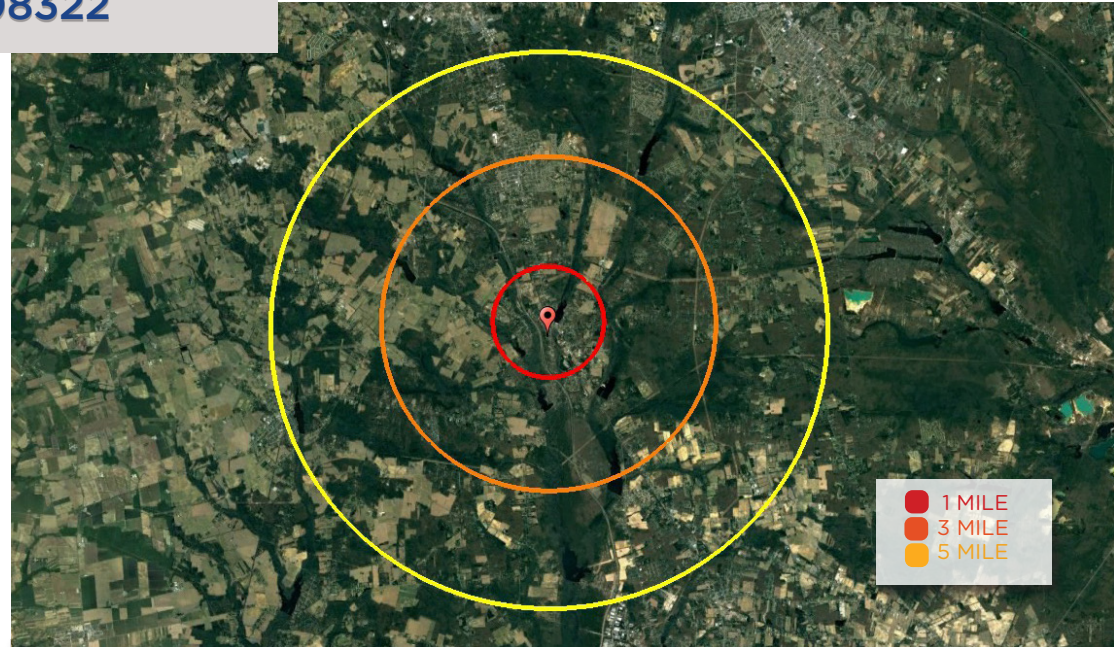
Size/SF: +/-1,650 SF

Acreage: +/-0.3 acres

Asking Sale Price: \$499,000

Property/Area Highlights

- + Former convenience store at signalized five point intersection with high traffic count
- + Building could repurposed or reopened as a functional convenience store
- + Masonry construction with ample parking



2019 DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population:	2,360	16,234	34,979
Total Businesses:	103	370	746
Employees:	577	2,564	5,968

HOUSEHOLDS/INCOME	1 MILE	3 MILE	5 MILE
Avg HH Income:	\$68,808	\$72,845	\$75,255
Avg. Housing Unit Value:	\$192,398	\$190,859	\$210,607



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