



LAND FOR SALE

±119 ACRES INDUSTRIAL DEVELOPMENT OPPORTUNITY

455 Shell Road, Penns Grove, NJ 08069

For More Information, Contact the Exclusive Broker

JUAN DISLA

Director

jd@blauberg.com

973.379.6644



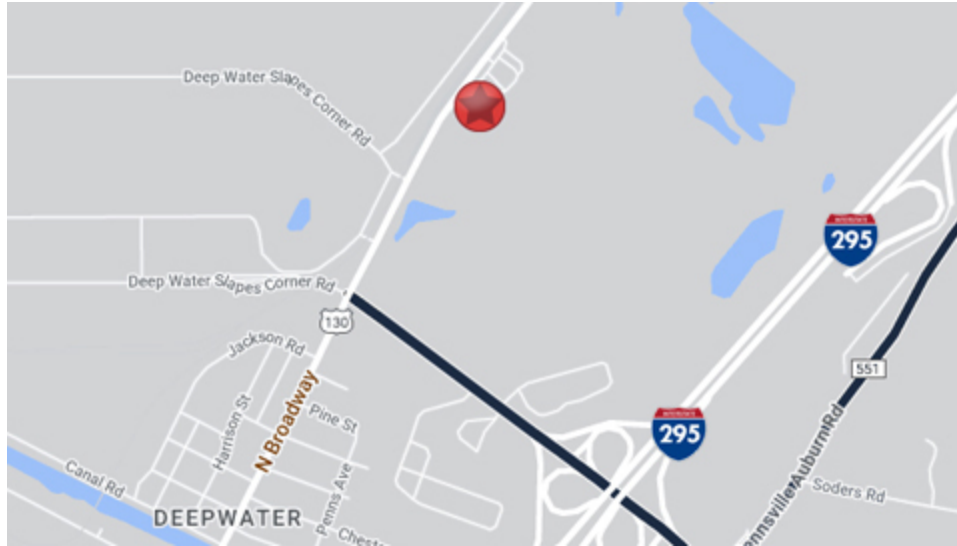
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 2.3 Miles to NJ Turnpike
 Approx. 3 Miles to I-295

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	119 Acres

PROPERTY HIGHLIGHTS

- Lot Size at ±119 Acres
- Block 193, Lot 7
- Previously Approved 350,000 SF Warehouse
- Zoned Light Industrial
- Taxes at \$107,642.20 (2023)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	588	6,576	28,337
Total Population	1,351	14,939	66,725
Average HH Income	\$77,931	\$63,304	\$61,201

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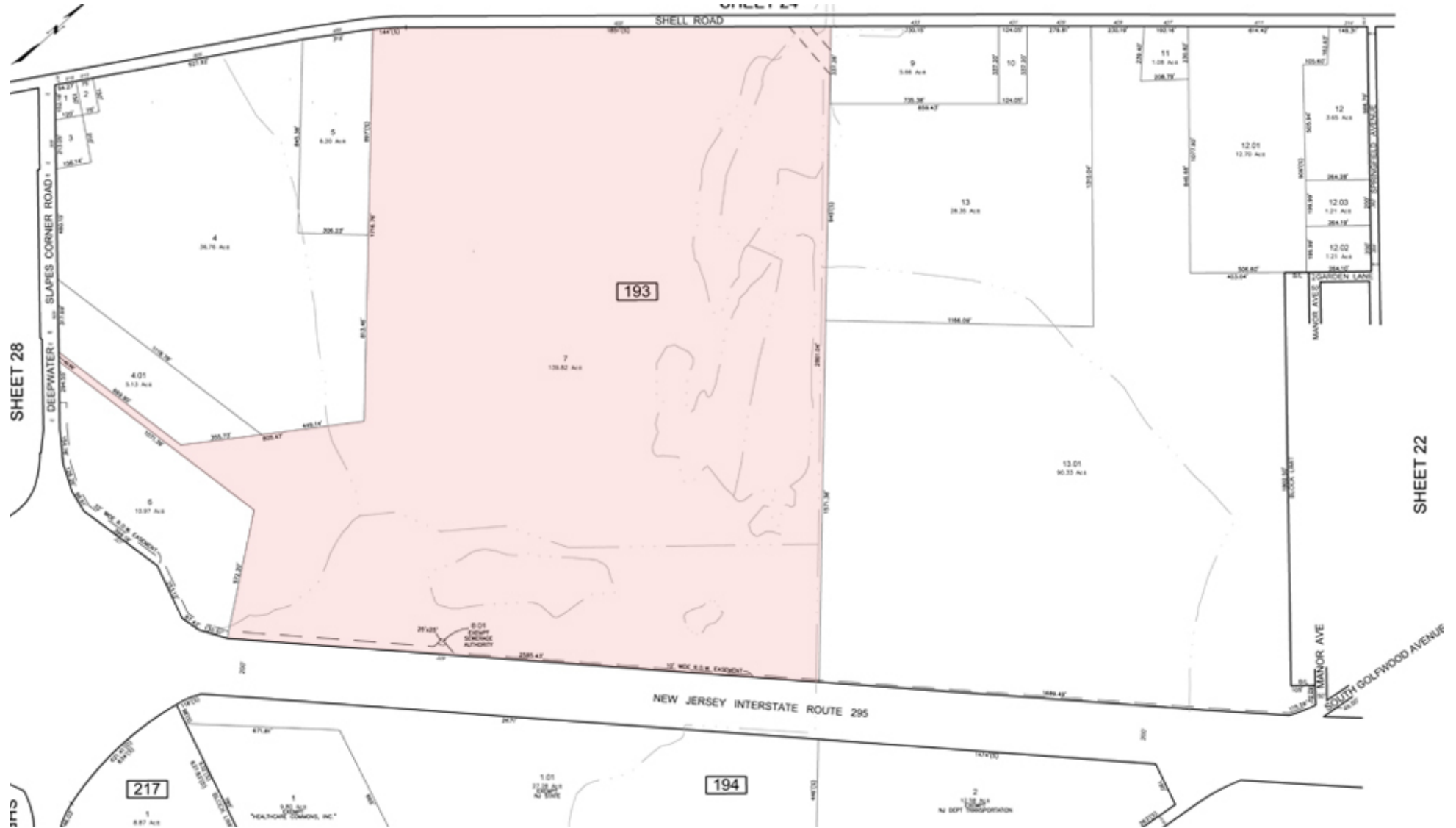
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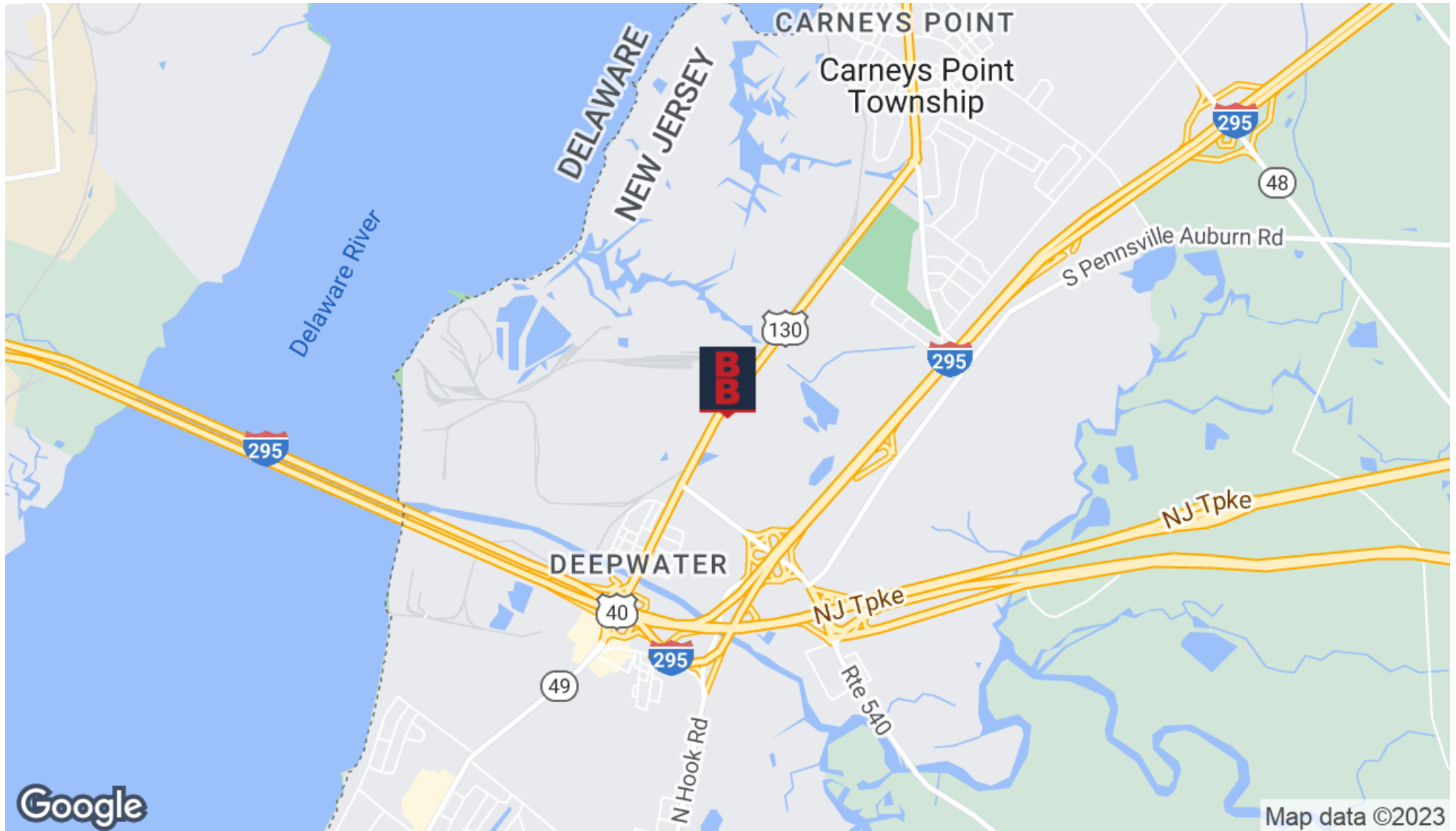
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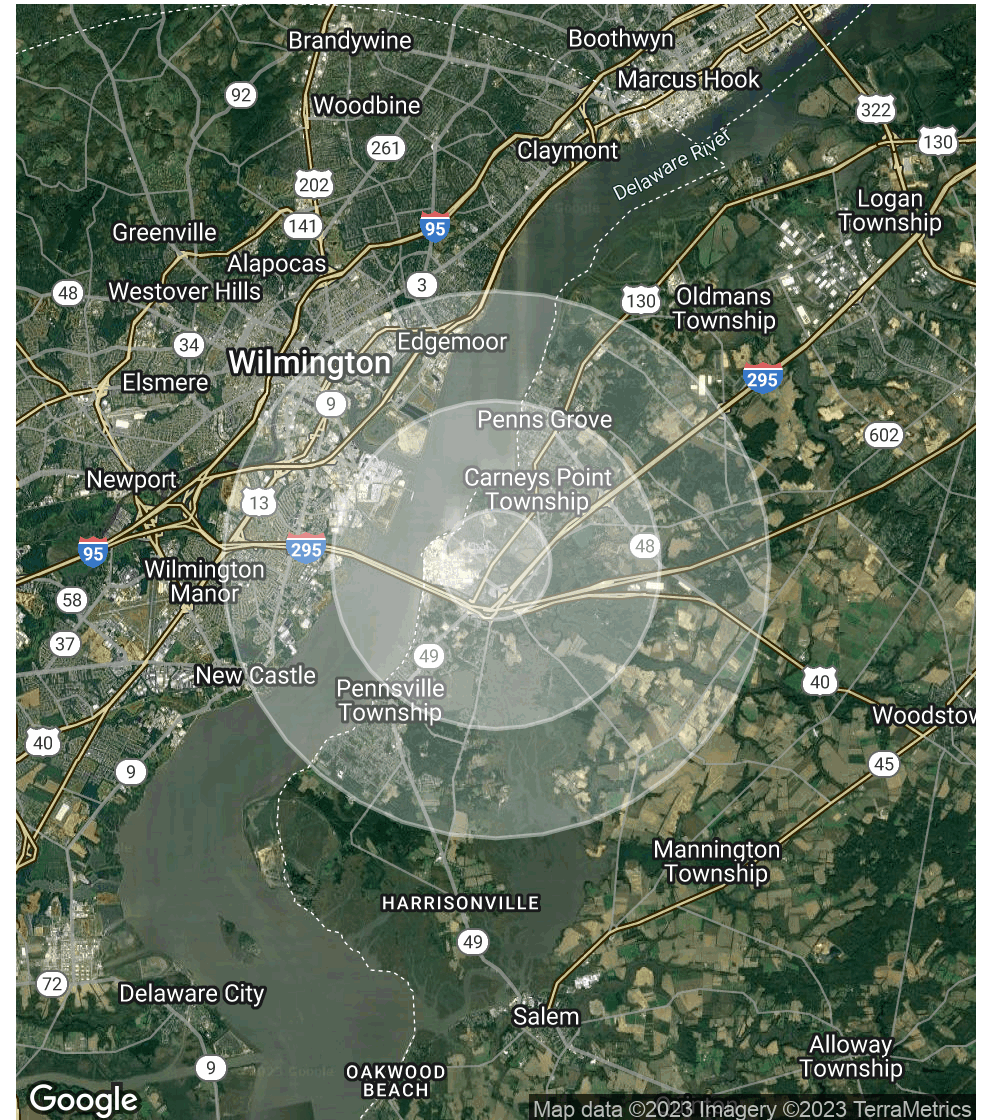
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,351	14,939	66,725
Average Age	41.1	38.9	37.8
Average Age (Male)	39.7	35.9	35.6
Average Age (Female)	43.1	42.5	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	588	6,576	28,337
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$77,931	\$63,304	\$61,201
Average House Value	\$134,264	\$144,444	\$152,886

* Demographic data derived from 2020 ACS - US Census



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Direct: 973.379.6644 | Cell: 201.279.8442

PROFESSIONAL BACKGROUND

Juan Disla, Director for The Blau & Berg Company, is responsible for representing clients in all facets of real estate acquisitions and dispositions. Juan is a passionate and highly motivated professional with over 17 years of sales experience. Committed to driving growth, creating value and developing relationships, he excels at providing his clients with exceptional service.

EDUCATION

Suny Binghamton, NY – BA (Political Science)

Long Island University, NY – MBA (Management) *Magna Cum Laude

MEMBERSHIPS

Member of National Honor Society - Sigma Beta Delta

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