

PROPERTY REPORT

306 E White Horse Pike, Galloway, NJ 08205



Presented by

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AC Auctions Realty
5216 Atlantic Ave
Ventnor City, NJ 08406

306 E White Horse Pike, Galloway, NJ 08205

Off Market

- * Sold Date: 1/11/1997
- * Public Record

Property Facts

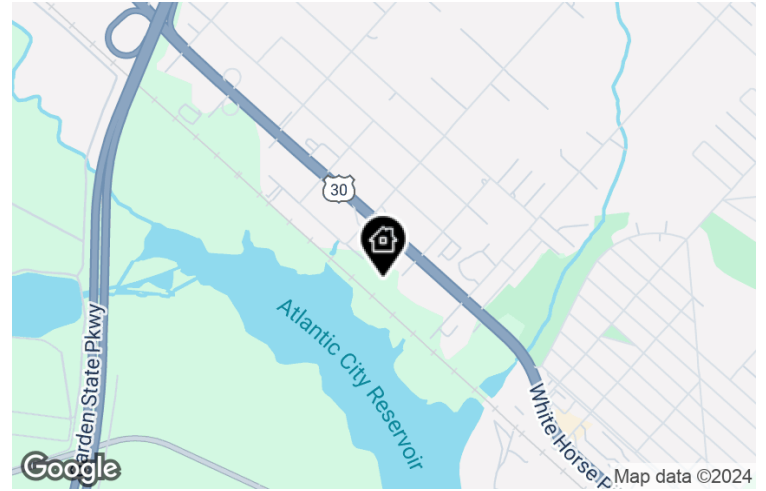
	Public Facts	Listing Facts
Property Type	Commercial	-
Property Subtype	Commercial (General)	-
Number of Units	1	-
Number of Stories	2	-
Lot Size	0.59 acres	-
Lot Dimensions	25592 SF	-
Year Built	1997	-
Garage (spaces)	0	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	25592 sq ft
Lot Size - Frontage Feet	108.9 sq ft
Lot Size - Depth Feet	235.0 sq ft
Lot Size - Acres	0.588 ac

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Tenant Data – Total Tenants Found: 2

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
Deluxe Inn - 6098131489	-	-	-	-
Park Inn -	-	-	-	-

Public Facts

Owner Information

Owner Name

Mailing Address

Contact Title

Number of Tenants

Legal Description

APN	11 00902-0000-00004
FIPS Parcel Number	3400111 00902-0000-00004
Zoning	CH
Census Tract	340010105.061013
Abbreviated Description	LOT:4 BLK:902 DIST:11 CITY/MUNI/TWP:GALLOWAY TOWNSHIP MAP REF:TAX MAP 2201
City/Municipality/Township	Galloway, NJ 08205
Building Sqft Est.	7,134
General Use	Commercial (General)
Overall Use	GENERAL COMMERCIAL

Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$570,900	\$149,100	\$720,000	—
2023	\$570,900	\$149,100	\$720,000	\$23,947
2022	\$570,900	\$149,100	\$720,000	\$23,119
2021	\$570,900	\$149,100	\$720,000	\$22,658
2020	\$570,900	\$149,100	\$720,000	\$22,298
2019	\$570,900	\$149,100	\$720,000	\$21,888
2018	\$570,900	\$149,100	\$720,000	\$22,198
2017	\$570,900	\$149,100	\$720,000	—
2016	\$570,900	\$149,100	\$720,000	\$22,003
2015	\$570,900	\$149,100	\$720,000	\$21,902
2014	\$570,900	\$149,100	\$720,000	\$21,175
2013	\$667,000	\$341,000	\$1,008,000	\$22,226
2012	\$667,000	\$341,000	\$1,008,000	\$20,704
2011	\$919,000	\$341,000	\$1,260,000	\$25,439
2010	—	—	—	\$24,809

Deed Records

Recording Date	1/24/1997
Document Type	Deed
Sales Price	–
Sales Price Code	–
Buyer Name	
Seller Name	
Document #	
County Transfer Tax	–
Total Transfer Tax	–
Book #	6081
Page #	127
Contract Date	1/16/1997
Inter-family Transfer	– 1

Distressed Activity

Recording Date	4/6/2017
Auction City	MAYS LANDING
Auction Date	7/13/2017
Auction Time	1200P
Auction Location	4997 UNAMI BLVD
Document Type	Notice of Foreclosure Sale
Past Due Amount	0
Trustee Name	PELLEGRINO AND FELDSTEIN LLC

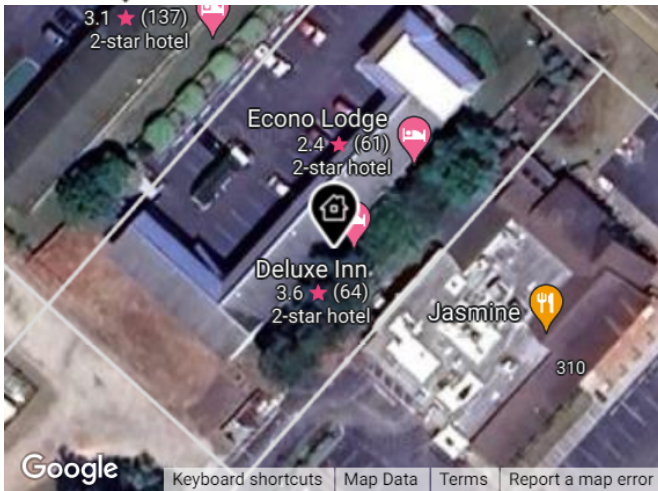
Financial Details

Adjusted Prop. Value	\$720,000
Est. Prop Change Current Owner	88%
Default History	PRIOR DEFAULT, THIS OWNER
New Applicant Underwriting Score	84
Property Use Reliability Score	84
Property Use Risk Score	C
Financial Risk Score	84
Local Area Credit Risk Score	C
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

▲ 1
38,090

2023 Est. daily traffic counts

Street: **E White Horse Pike**
 Cross: **7th Ave**
 Cross Dir: **SE**
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2005	39,212	AADT

▲ 2
5,669

2023 Est. daily traffic counts

Street: **6th Ave**
 Cross: **Oakborne Ave**
 Cross Dir: **NE**
 Dist: **0.05 miles**

Historical counts

Year	Count	Type
2020	5,706	AADT
2004	5,789	AADT
1998	4,966	AWDT

▲ 3
27,170

2023 Est. daily traffic counts

Street: **White Horse Pike**
 Cross: **PkSt**
 Cross Dir: **N**
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2020	23,694	AADT
2018	32,825	AADT

▲ 4
5,026

2023 Est. daily traffic counts

Street: **Absecon Boulevard**
 Cross: **New Jersey Ave**
 Cross Dir: **S**
 Dist: **0.01 miles**

Historical counts

Year	Count	Type
2017	5,075	AADT

▲ 5
30,543

2023 Est. daily traffic counts

Street: **White Horse Pike**
 Cross: **S 4th Ave**
 Cross Dir: **NW**
 Dist: **0.04 miles**

Historical counts

Year	Count	Type
2021	29,413	AADT
2018	30,741	AADT
2017	33,790	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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