



PREMIER 1.33 ACRE LAND SITE AVAILABLE FOR SALE



591 ROUTE 73 NORTH | WEST BERLIN, NJ 08091



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)



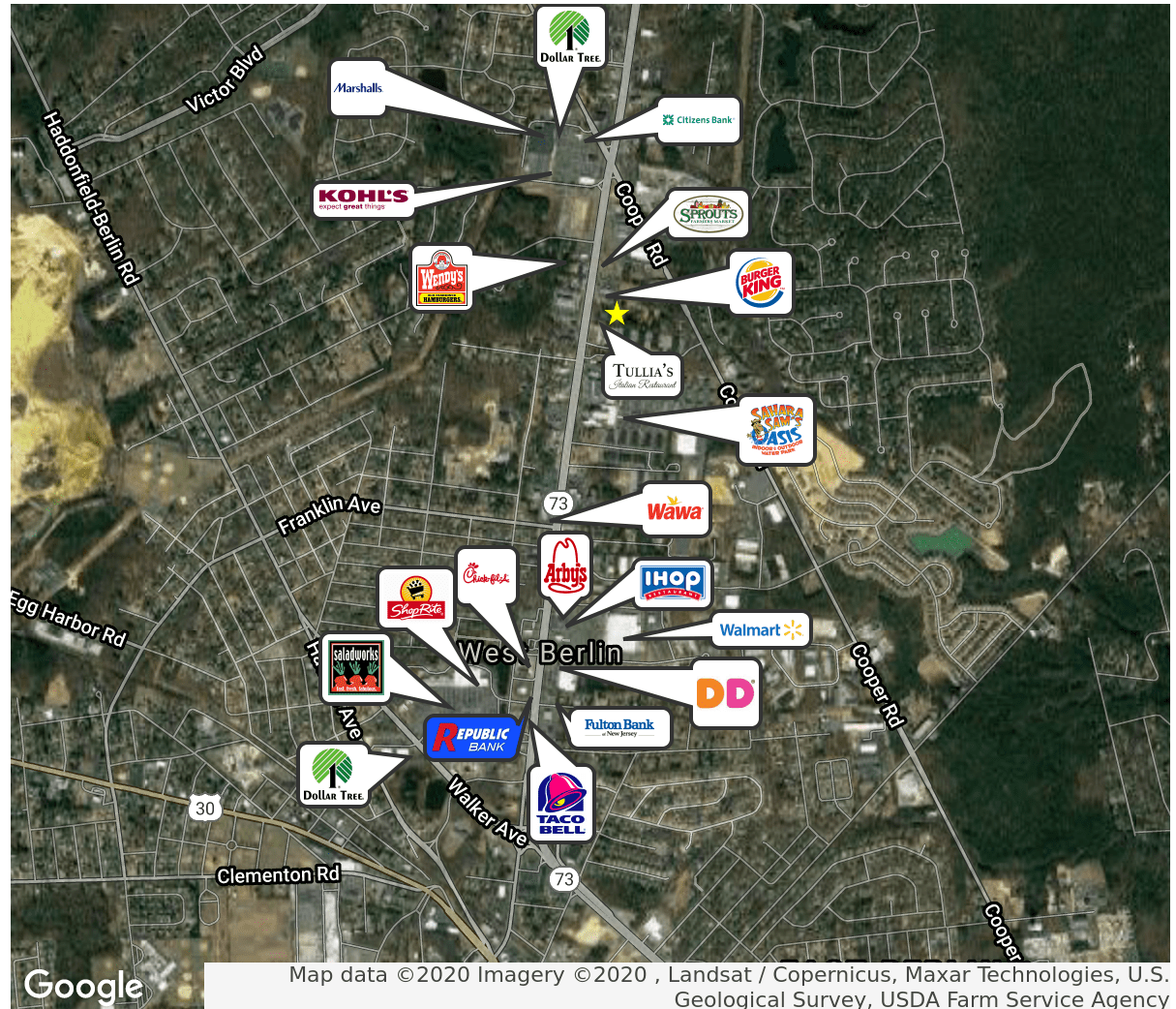
## PROPERTY DESCRIPTION

- Location** 591 Route 73 North  
West Berlin, NJ 08091
- Acres Available** 1.33 Acres
- Sale Price** \$425,000
- Signage** Excellent signage opportunity
- Property / Area Description**
- 195 Feet of frontage on NJ Route 73
  - Zoned C-2 Highway Commercial
  - Neighboring retail uses include BJ's, Lowe's, Sahara Sam's, Burger King, Kohl's, McDonald's and many other well known retail brands
  - Convenient Access to Route 73, I-295, AC Expressway and The New Jersey Turnpike
  - Location is surrounded by some of the region's most prestigious retail, health care providers and professional office users
  - Located in densely populated area

## Contact Us

Jason Wolf  
Managing Principal  
856.857.6301  
jason.wolf@wolfcre.com

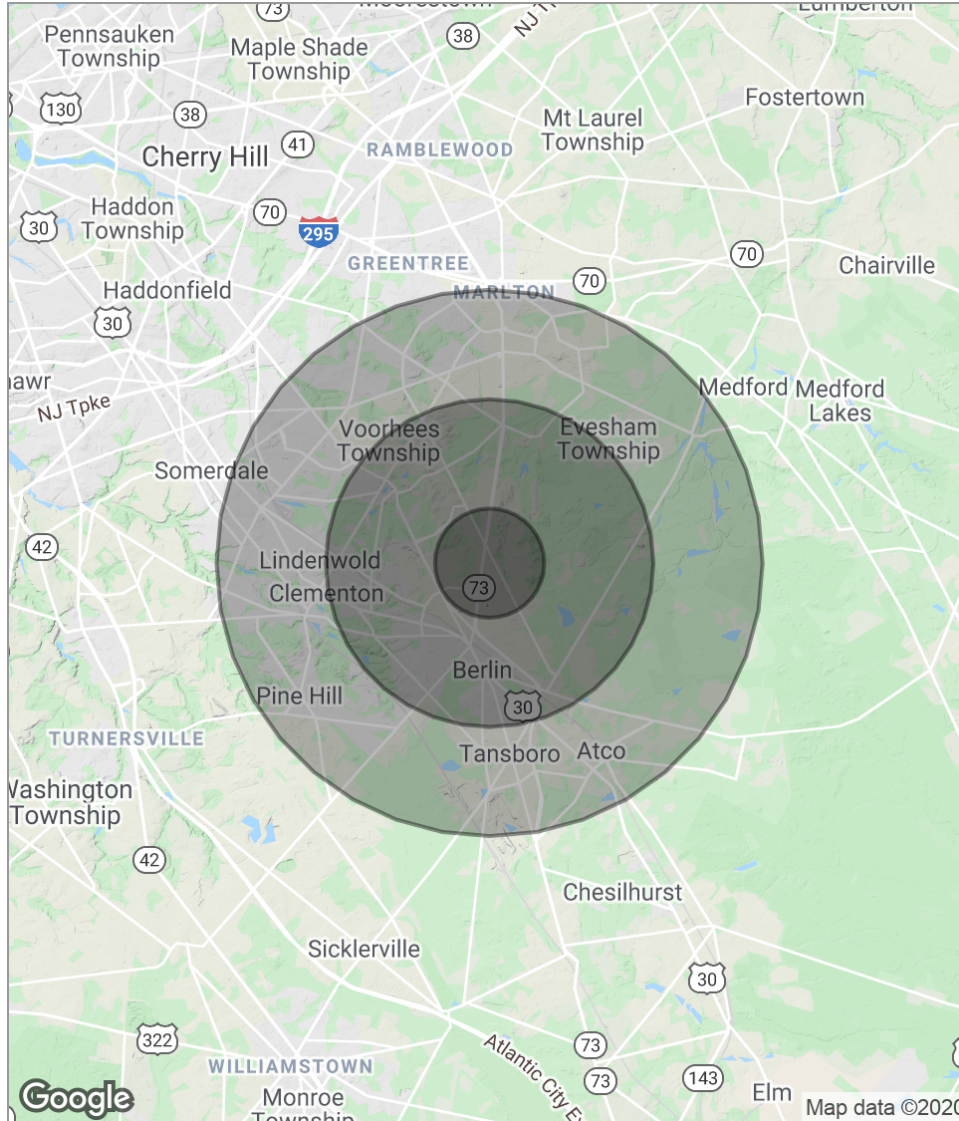
Luke Majewski  
Associate  
856.857.6303  
luke.majewski@wolfcre.com



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## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,350	43,793	127,824
Median age	40.8	40.3	39.9
Median age (male)	41.7	39.1	38.1
Median age (Female)	39.4	41.2	41.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,800	15,416	46,949
# of persons per HH	3.0	2.8	2.7
Average HH income	\$135,524	\$105,689	\$98,678
Average house value	\$492,515	\$441,554	\$351,064

*\* Demographic data derived from 2010 US Census*

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