



Cape May Court House  
301 Route 9 North, Cape May Court House, NJ 08210

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**David Lerman**  
Arqeo, LLC  
1519 Spruce Street, Philadelphia, PA 19102  
(215) 585-5545; [dlerman@arqeo.com](mailto:dlerman@arqeo.com)



# Cape May Court House

**\$1,750,000**

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- Corner property at a major lighted intersection: the premier “Main on Main” intersection in all of Cape May County.
- Excellent exposure directly across from Cape Regional Medical Center - a 242-bed acute care center servicing all of Cape May County.
- Cape May Court House is the county seat for Cape May County, providing stable year-round population
- Close proximity to Garden State Parkway
- This property is best suited for an owner/occupant (e.g., medical practice) who would repurpose the existing structure; or
- A national credit QSR user as a re-development site.

Price: \$1,750,000

Building Size: 2,800 SF

Price/SF: \$625

Property Type: Retail

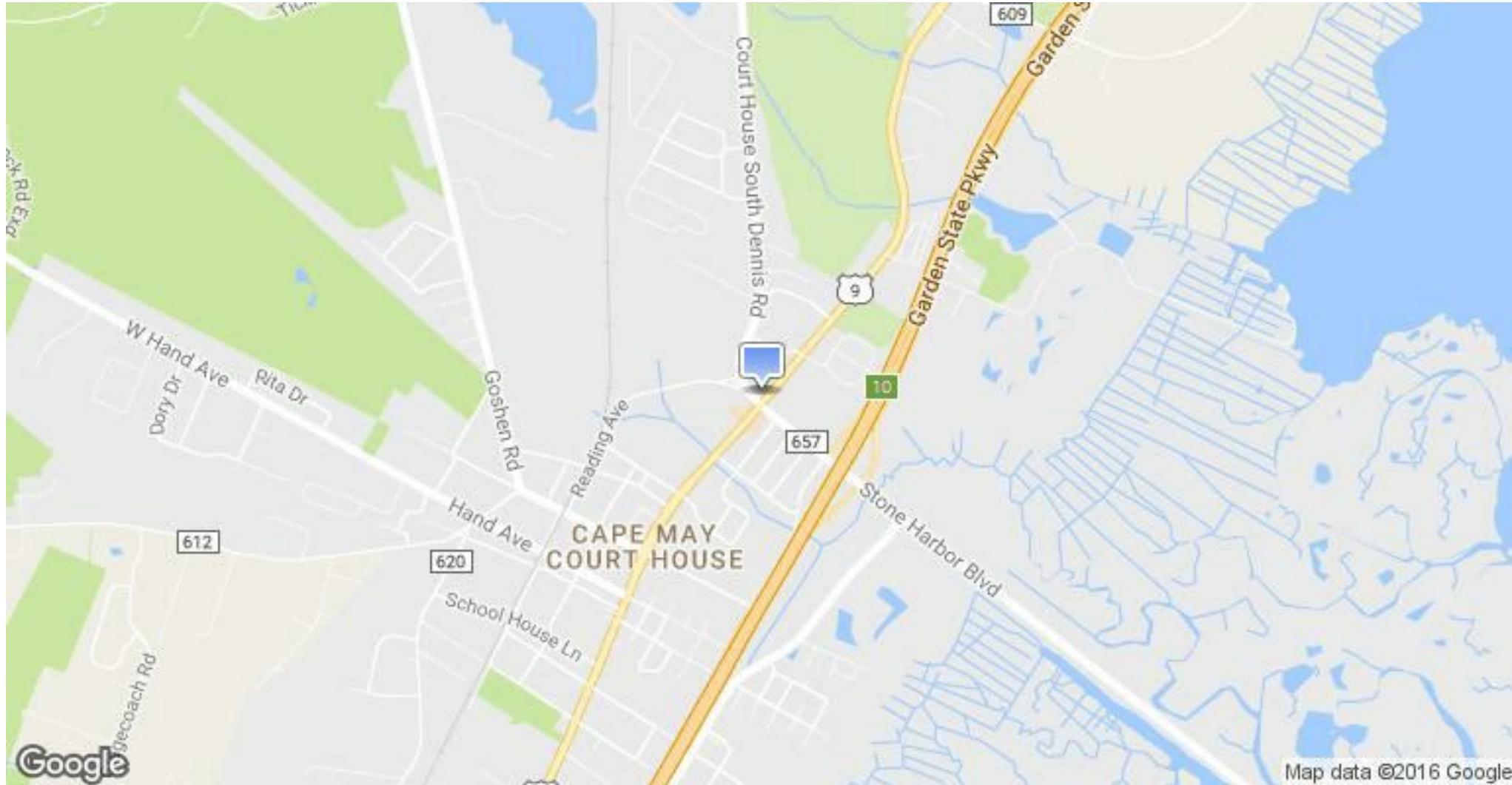
Property Sub-type: Free Standing Building

No. Stories: 1

Year Built: 1987

Lot Size: 0.70 acres

301 Route 9 North, Cape May Court House, NJ 08210





## **PROPERTY PROFILE**

### **301 N. Rte. 9 Cape May Court House, New Jersey**

*(All information provided without representation or warranty, on a courtesy basis only, to be verified by Buyer)*

Property Address	301 Route 9, Cape May Court House, New Jersey			
Block and Lot	Block 212.01; Lots: 1 & 2			
Price	\$1,750,000			
Property Description and Highlights	<ul style="list-style-type: none"><li>• Corner property at a major lighted intersection.</li><li>• The premier “Main on Main” intersection in all of Cape May county.</li><li>• Excellent exposure directly across from Cape Regional Medical Center - a 242-bed acute care center servicing all of Cape May County.</li><li>• Cape May Court House is the county seat for Cape May County, providing stable year-round population.</li><li>• Close proximity to Garden State Parkway</li></ul>			
Land Area (approx.)	.70 acres			
Building Area (approx.) and Building Dimensions (approx.)	2,800 SF 48' x 56'			
Stories	1			
Zoning	TC – Town Commercial			
Other				
Utility/Service	Vendor	Public/Private	Bills Lienable?	Contact
Electric	AC Electric		No	
Gas	SJ Gas		No	
Water	American Water		No	
Sewer	Middle Township		Yes	
Taxes	Middle Township		Yes	

**For additional information, please contact:**

**David Lerman**

**Arqeo Management**

**1519 Spruce Street, Suite 1000**

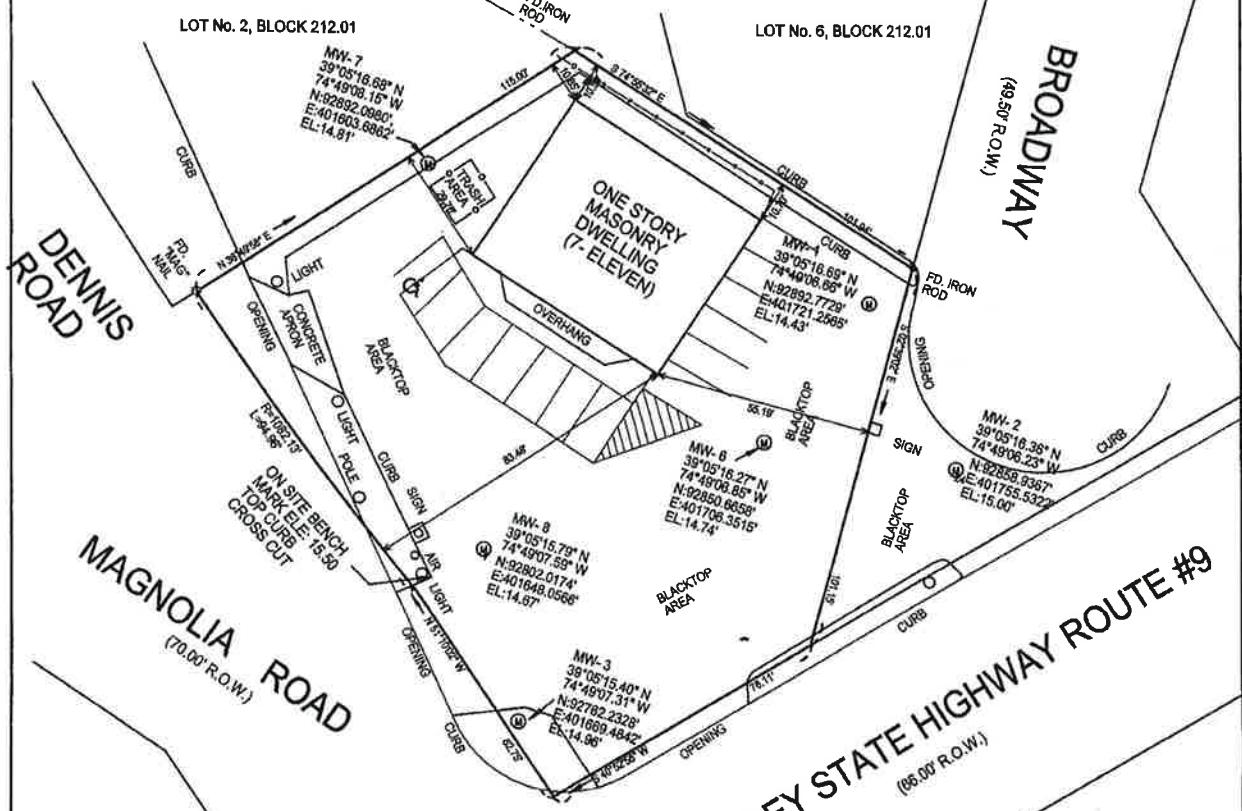
**Philadelphia, PA 19102**

**T: 215-545-4545**

**dlerman@arqeo.com**

BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING (BUILDING DISTANCES ARE MEASURED OUTSIDE AND ARE +/- & DEED RESTRICTONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE ARE USED FOR ANY OTHER PURPOSE

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD  
AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH  
MIGHT DISCLOSE



"P.I.Q." IS LOT  
No. 1, BLOCK  
212.01 " TAX  
MAP "

0.46 acres  
20048.86 sq ft

BENCH MARK = GEODETIC MON # 8784 (ELE 17.89') FOUND IN GOOD CONDITION AT THE INTERSECTION OF COLONIAL AVENUE and ROUTE #9, EASTERLY SIDE OF ROUTE #9 and NORTHERLY SIDE OF COLONIAL AVENUE COORDINATE AND LONGITUDE AND LATITUDE ARE BASED ON NAD 83 (US FEET) WITH ELEVATIONS ON NAD 29

**STATE of NEW JERSEY,  
COUNTY of CUMBERLAND**

80

**301 N Main LLC**

**REALE ASSOCIATES, L.L.C.**  
**LAND SURVEYING**

**CERTIFICATE OF AUTHORIZATION #24GA28092100**

## **SURVEY of PREMISES**

FOR  
**301 N Main LLC**

301 ROUTE #9 NORTH

**TOWNSHIP OF MIDDLE  
CAPE MAY, STATE, N.J.**

COUNTY OF CAPE MAY, STATE of NEW JERSEY

ANY INSUROR OF TITLE RELYING HEREON and ANY OTHER PARTY IN INTEREST,  
IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO IT'S  
ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE  
OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT  
FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN

WILLIAM B. REALE, PROFESSIONAL  
LAND SURVEYOR, LIC. 17433

DATE: 01/08/13    SCALE: 1"=30'    DWG: S.B.R.    FILE: 00747S

19.01

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