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EXISTING STONE & EP HENRY INDUSTRIAL PROPERTY
STONE WORLD - EGG HARBOR TOWNSHIP
1333 DOUGHTY ROAD, EGG HARBOR TOWNSHIP, NJ 08234



OFFERING SUMMARY

Price: \$1,999,900 — Includes Business & Assets

Size Available: +/- 2.31 Acres

Building Size: +/- 2,100 SF

Property Type: Industrial/Retail

Zoning: M-1 Light Industrial

Parking: Abundant

Signage: Monument

Taxes: \$6,685



PROPERTY HIGHLIGHTS

+ Situated in Egg Harbor Township, Atlantic County, NJ — part of a high-traffic commercial corridor with proximity to major shore routes and logistic connectivity.

+ Adjacent uses include landscape supply, retail, auto/industrial service businesses — signaling compatibility for similar or complementary uses.

+ Given lot size, zoning and location suggest potential for high-visibility use, yard-type operations, storage, supply, distribution or light manufacturing (subject to local zoning review).

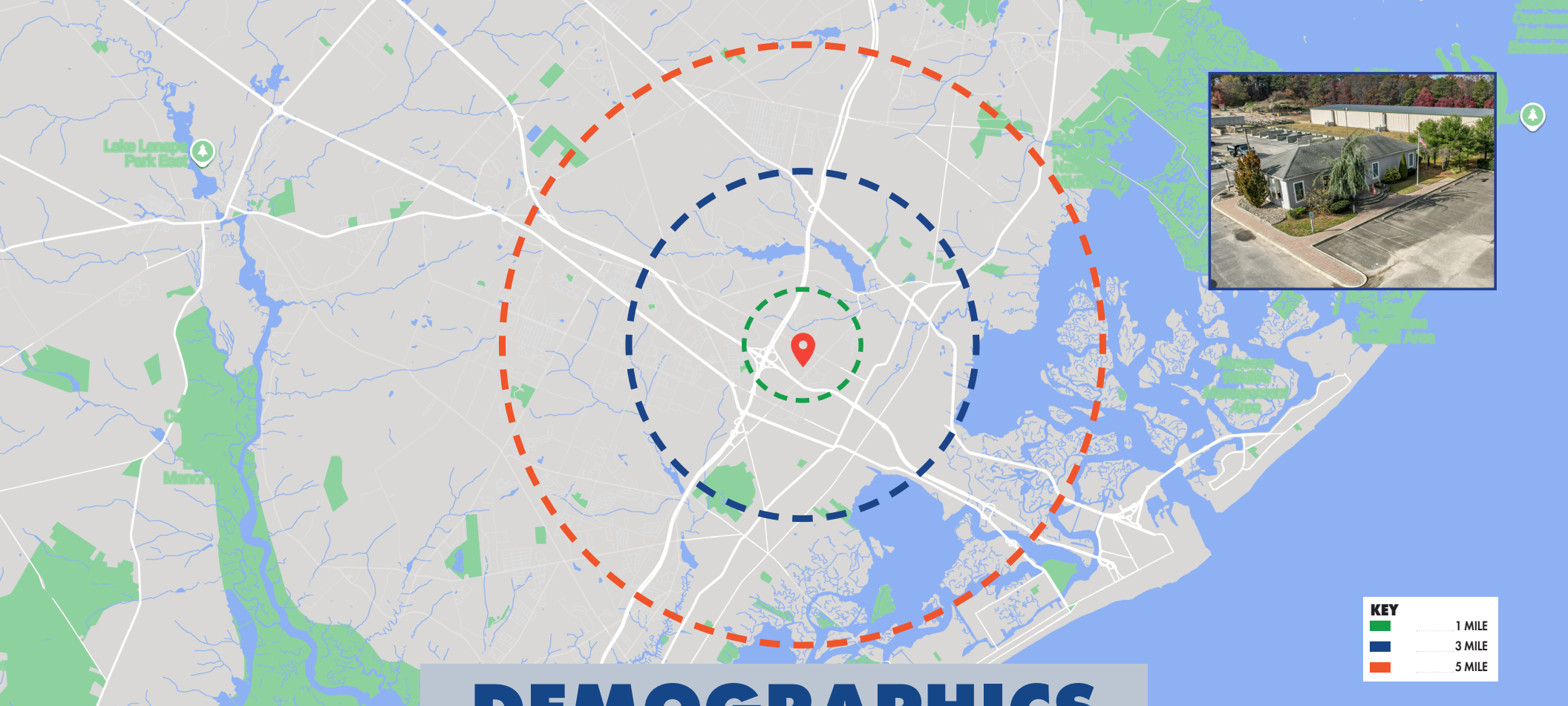


FOR SALE

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,828	40,403	85,426
PROJECTED 2029	1,828	39,564	83,774

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	538	14,402	28,672
PROJECTED 2029	543	13,970	27,856

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$98,076	\$88,481	\$108,248
MEDIAN 2029	\$89,903	\$68,956	\$85,683

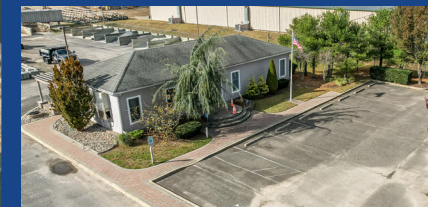
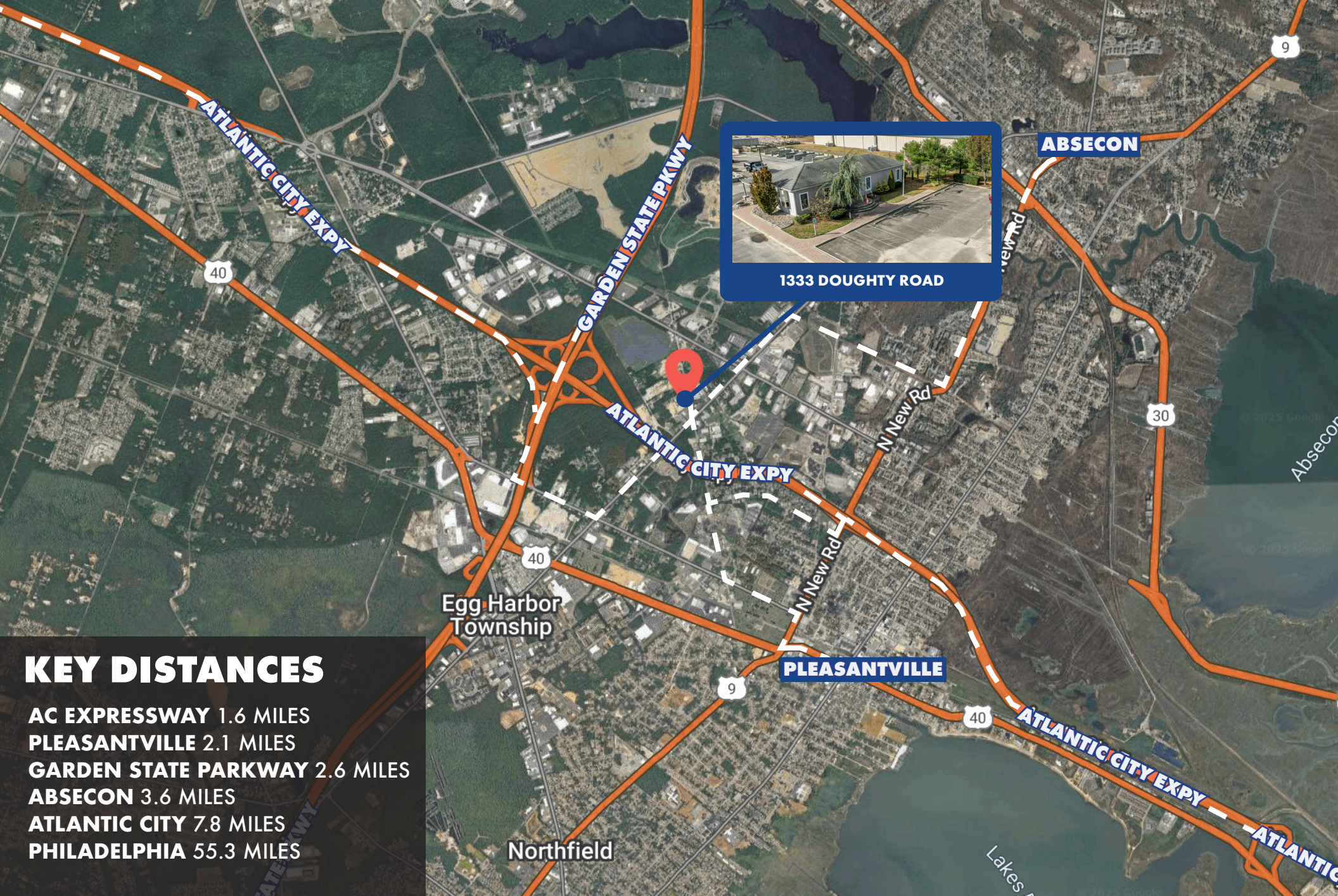


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1333 DOUGHTY ROAD

KEY DISTANCES

AC EXPRESSWAY 1.6 MILES
PLEASANTVILLE 2.1 MILES
GARDEN STATE PARKWAY 2.6 MILES
ABSECON 3.6 MILES
ATLANTIC CITY 7.8 MILES
PHILADELPHIA 55.3 MILES



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NEARBY AMENITIES

DINING

- Chick-fil-A
- Wendy's
- McDonald's
- Wawa
- Taco Bell
- Popeye's Louisiana Kitchen
- Dairy Queen

- Chipotle Mexican Grill
- Gary's Restaurant
- Texas Roadhouse
- Mambo Cafe
- Mike & Anna's Pasta House
- Molly's Kitchen
- Domino's Pizza

RETAIL/GROCERY

- 7-Eleven
- Exxon
- Aldi
- Lidl
- Shoprite
- Walmart Supercenter
- Produce Junction

- Boscov's
- AT&T Store
- Wells Fargo Bank
- Verizon
- Pep Boys Auto Service & Tires
- CVS Pharmacy
- Planet Fitness

- The Home Depot
- Travelodge by Wyndam Absecon Atlantic City
- Atlantic City International Airport
- Storybook Land
- T.J. Maxx



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PHOTOGRAPHY



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