

1.54 ACRES OF PRIME RETAIL LAND AVAILABLE FOR SALE

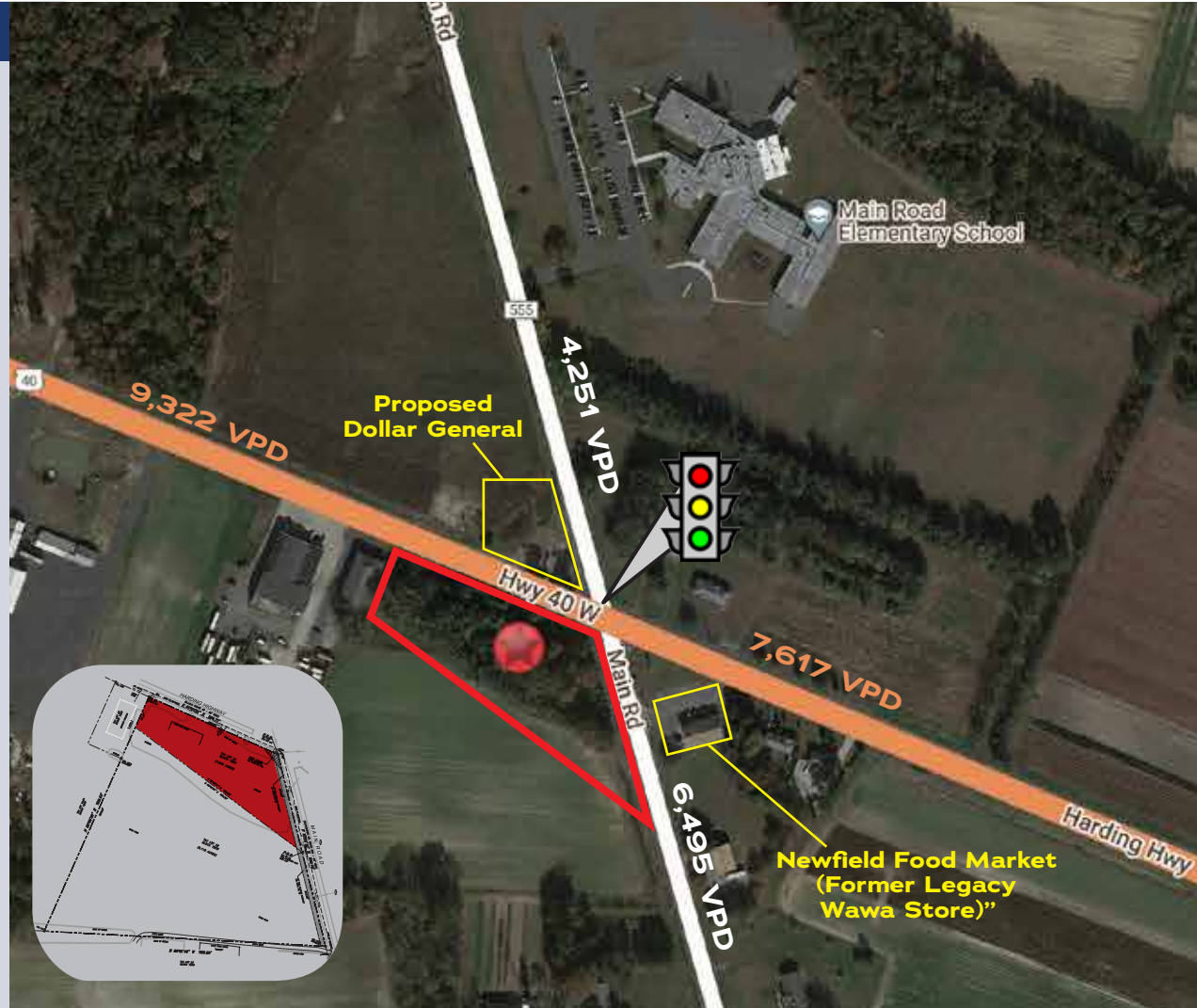
1425 Harding Hwy. | Franklin Township, NJ 08344 | Gloucester County

PROPERTY HIGHLIGHTS

- **Corner Property at Signalized Intersection of Harding Hwy (Route 40) and Main Rd.**
- Excellent frontage, accessibility, and visibility
Possible additional ground available to assemble larger site
- Route 40 is a major commercial corridor going through Salem, Gloucester, and Atlantic Counties in S. Jersey
- Estimated traffic counts of over 15,000 cars/day at this major intersection
- Harding Hwy is main commercial corridor & Main Road is a great secondary road
- NJDOT planning upgrade to the intersection
- Distribution Liquor License available for a liquor store
- Ideal location for Gas/Convenience, Restaurant (QSR), Retail, Medical/Dental, Auto Service Related, Car Wash

| Demographics | 3 Mile | 5 Miles | 10 Miles |
|---------------------|--|-----------|-----------|
| Population | 10,463 | 40,215 | 147,625 |
| Average HH Income | \$116,313 | \$104,575 | \$123,024 |
| Total Businesses | 296 | 1,369 | 4,617 |
| Number of Employees | 2,713 | 15,738 | 47,276 |
| Traffic Counts | Rt 40, Harding Hwy.: 9,322 VPD Rt. 555, Main Rd.: 6,495 VPD | | |

*Data Source: Sites USA REGIS™ 2023



EXCLUSIVE
AGENT:



STEVEN DePETRIS
865-231-1010 x203
609-760-2543 cell
sdepetris@lpre.com

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

610-941-4034
LPRE.COM
1000 FAYETTE STREET
CONSHOHOCKEN, PENNSYLVANIA 19428



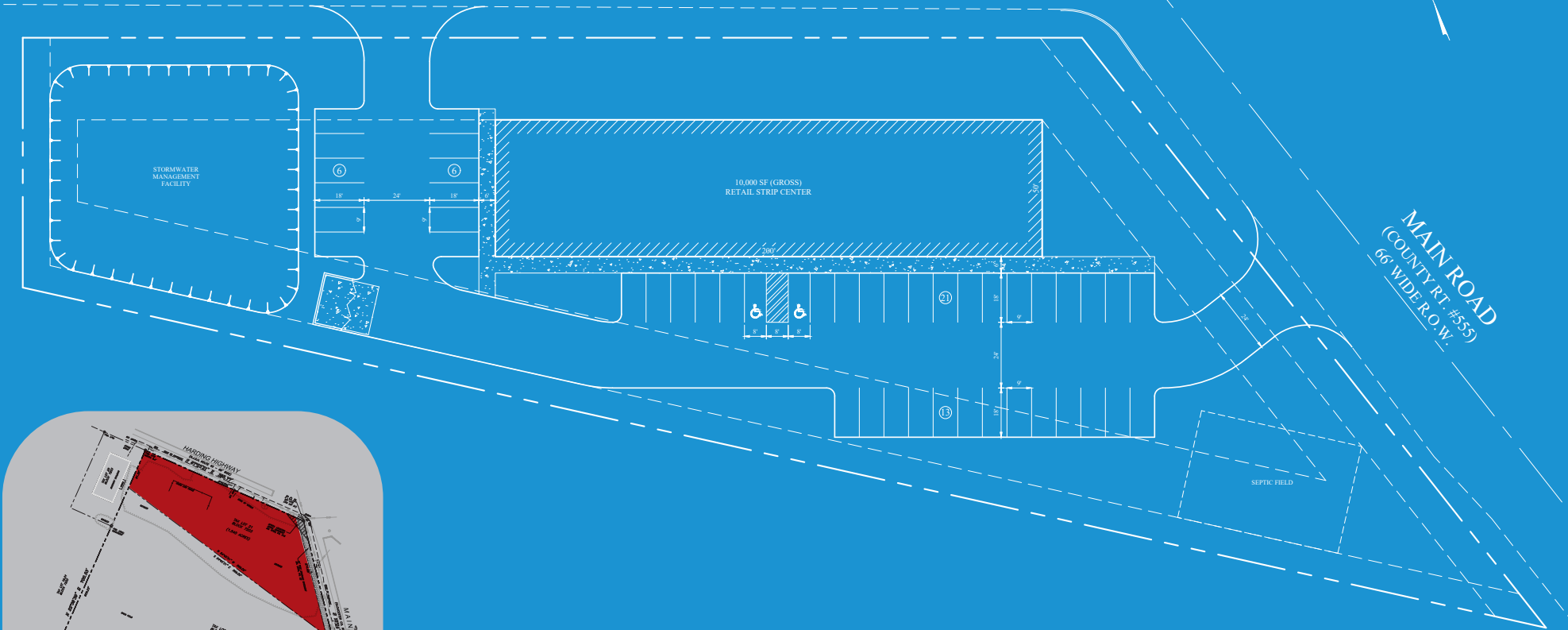
112923

1.54 ACRES OF PRIME RETAIL LAND AVAILABLE FOR SALE

Concept
Plan

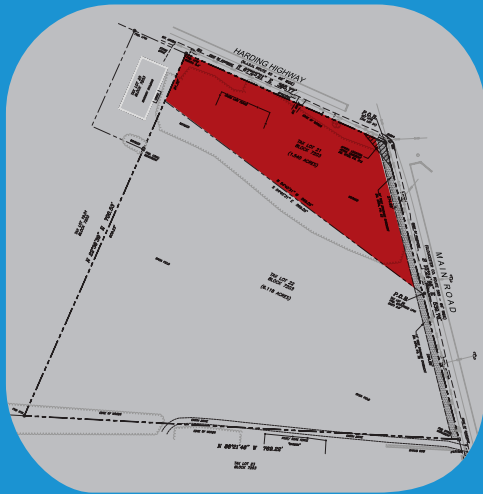
HARDING HIGHWAY

(N.J.S.H. RT. #40)
66' WIDE R.O.W.



MAIN ROAD
(COUNTY RT. #55)
66' WIDE R.O.W.

20 0 20 40
SCALE 1" = 20' FEET



LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

EXCLUSIVE
AGENT:



STEVEN DePETRIS

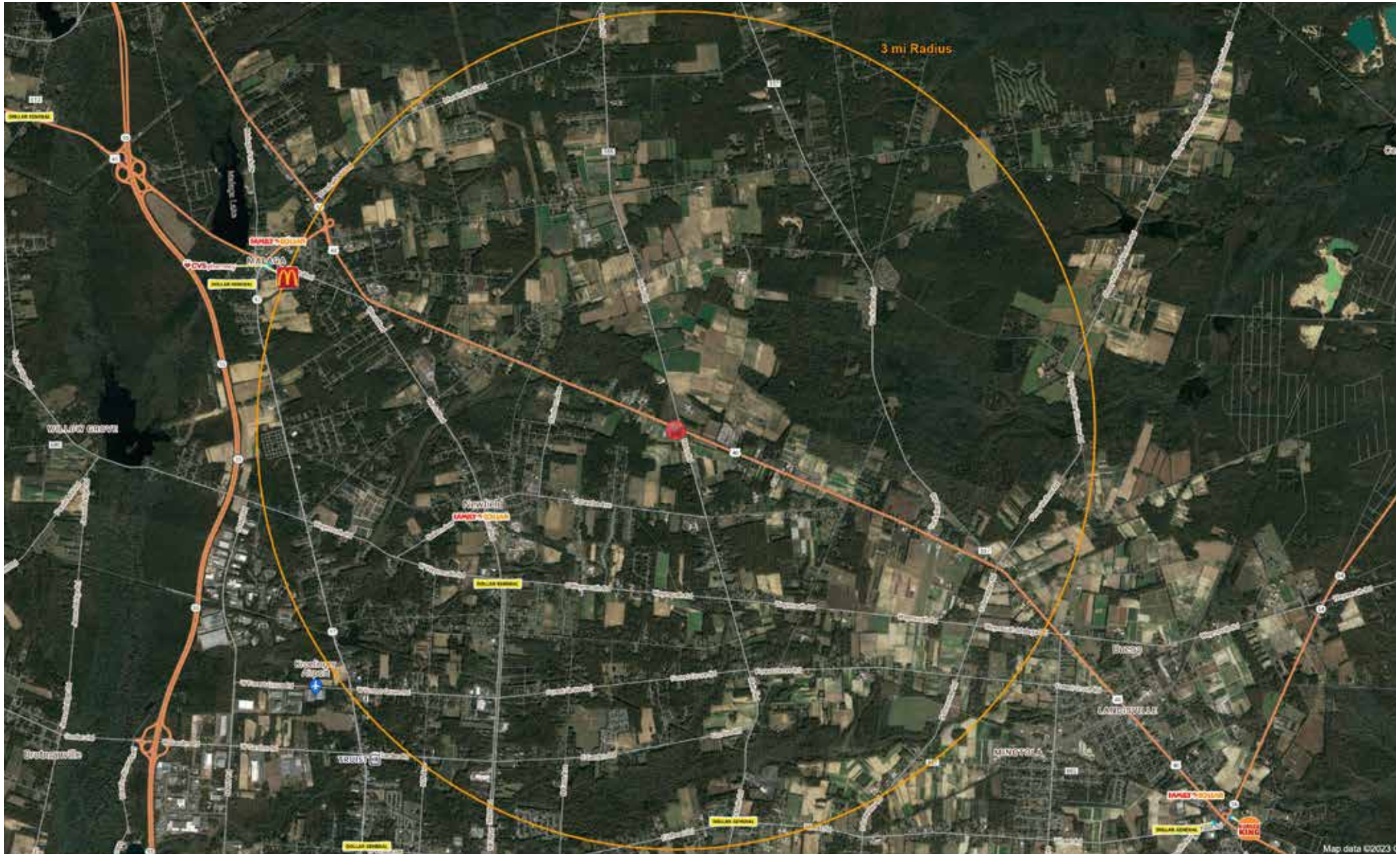
865-231-1010 x203
609-760-2543 cell
sdepetrakis@lpre.com

PRIME RETAIL LAND

1425 Harding Hwy. | Franklin Township, NJ 08344

1.54 ACRES OF PRIME RETAIL LAND AVAILABLE FOR SALE

Local Competition
3 Mile Radius



EXCLUSIVE
AGENT:



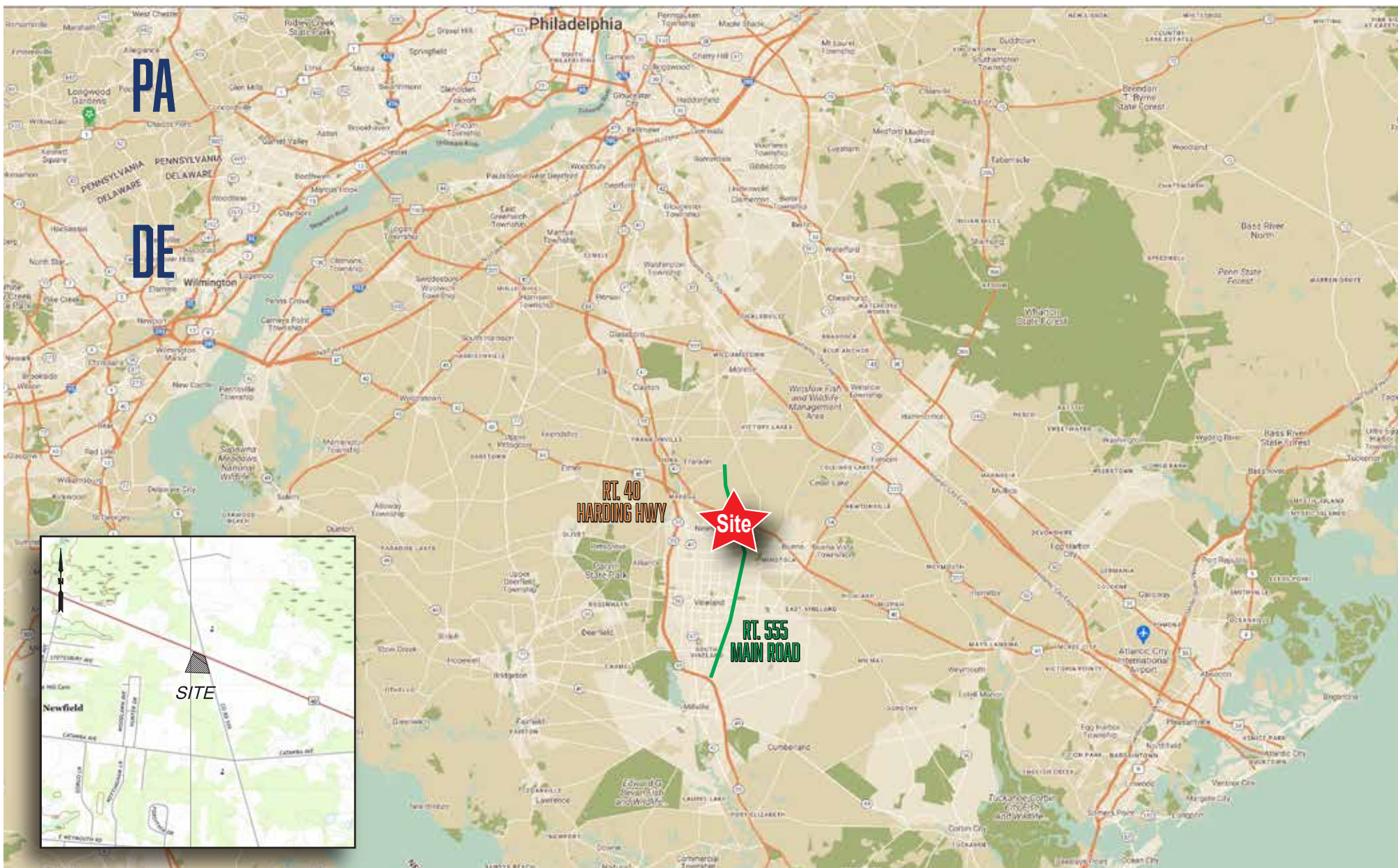
STEVEN DePETRIS
865-231-1010 x203
609-760-2543 cell
sdepetris@lpre.com

PRIME RETAIL LAND

1425 Harding Hwy. | Franklin Township, NJ 08344

1.54 ACRES OF PRIME RETAIL LAND AVAILABLE FOR SALE

Regional
Map



LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

EXCLUSIVE
AGENT:



STEVEN DePETRIS

865-231-1010 x203

609-760-2543 cell

sdepetrakis@lpre.com

PRIME RETAIL LAND

1425 Harding Hwy. | Franklin Township, NJ 08344