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881 COOPER STREET
DEPTFORD, NJ 08096



OFFERING SUMMARY

Asking Sale Price: \$295,000

Acreage Available: +/- .64 Acres

Signage: TBD

Zoning: TC-1

Parking: Street parking & potential site parking



PROPERTY HIGHLIGHTS

- + Development site located on a corner of a major arterial road with 3 street fronts
- + Near major transportation routes including: 295, Route 42, Route 45, Route 47, Route 55, as well as other County Routes
- + TC-1 zoning includes service organizations, sale of retail goods, personal or business services daycares, and food and beverage establishments
- + Nearby amenities include Walmart, Dunkin, Deptford Park apartments, and Burger King
- + Adjacent site could be acquired for a larger development

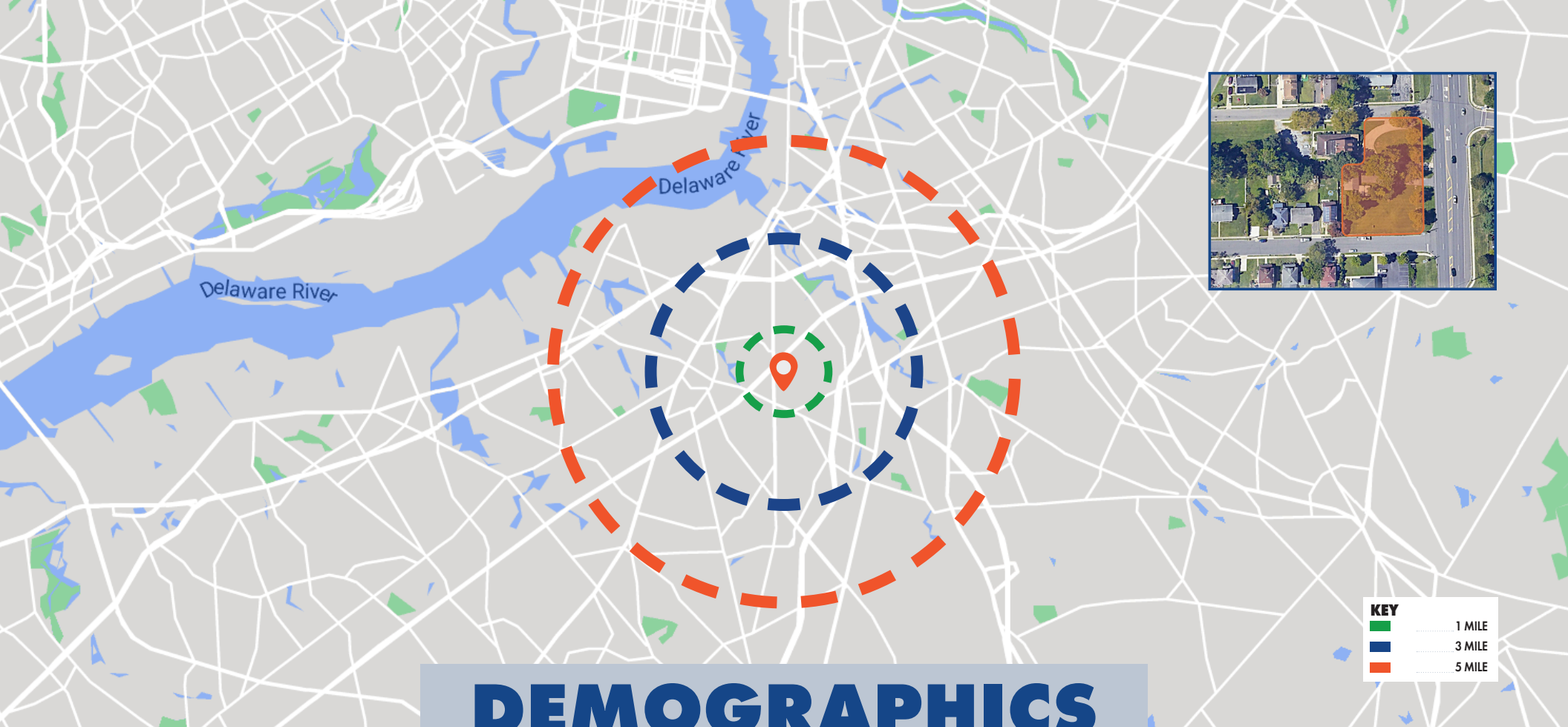


FOR SALE

881 COOPER STREET, DEPTFORD, NJ 08096

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DEMOGRAPHICS

KEY	
■	1 MILE
■	3 MILE
■	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	8,221	69,197	185,710
PROJECTED 2028	8,502	71,502	191,495

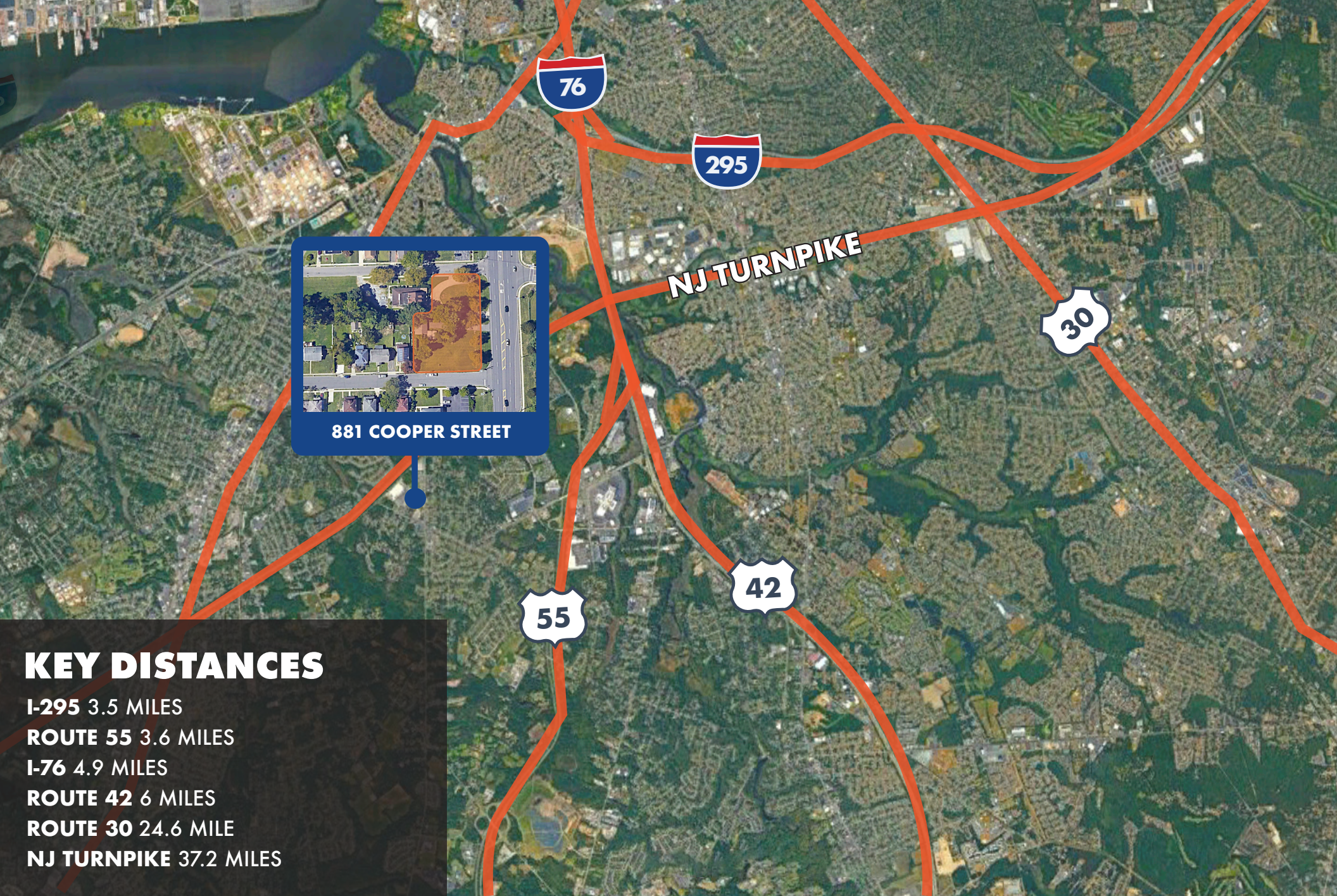
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	3,484	26,843	72,415
PROJECTED 2028	3,608	27,765	74,758

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	\$81,135	\$98,477	\$101,711
MEDIAN 2028	\$62,984	\$78,367	\$82,280



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KEY DISTANCES

- I-295 3.5 MILES
- ROUTE 55 3.6 MILES
- I-76 4.9 MILES
- ROUTE 42 6 MILES
- ROUTE 30 24.6 MILE
- NJ TURNPIKE 37.2 MILES



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NEARBY AMENITIES

DINING

- Adelphas
- Applebees
- Bonefish Grill
- Burger King
- Chick-Fil-A
- Dunkin
- LongHorn Steakhouse
- Me & U Pizzeria
- Mission BBQ
- Olive Garden
- Starbucks

RETAIL/ENTERTAINMENT

- AMC
- Barnes & Noble
- Best Buy
- Boscovs
- Bowlero
- Budds Pools & Spas
- Deptford Mall
 - Foot Locker
 - JC Penny
 - Pandora
 - Rally House
 - H&M
- Dicks
- Hobby Lobby
- HomeGoods
- Lowes
- Party City
- Rite Aid
- Target
- The Home Depot
- Walmart
- Wawa



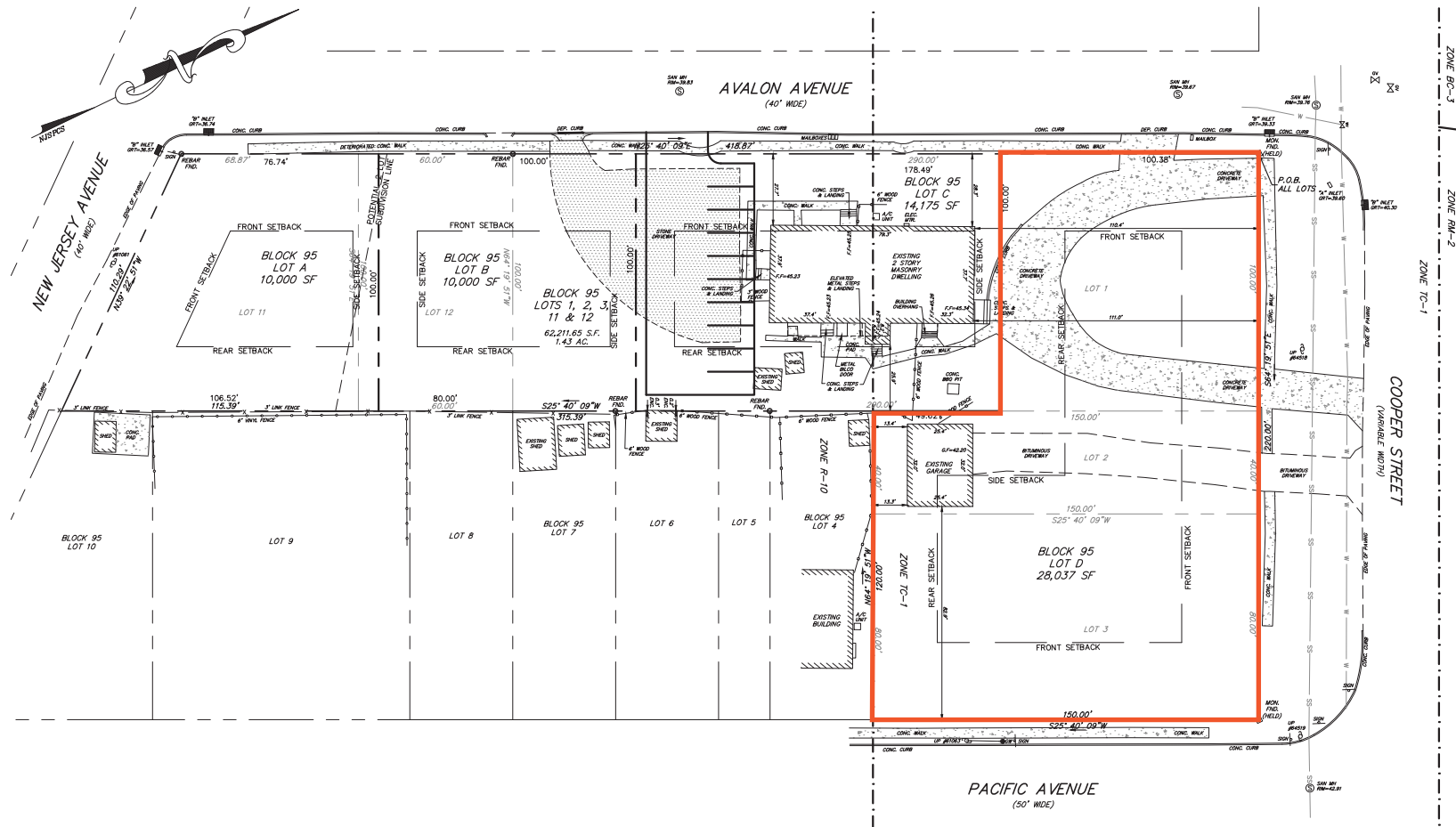
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SITE PLAN



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881 COOPER STREET, WOODBURY, NJ 08096