

310 SWEDESBORO AVENUE

GIBBSTOWN, NJ

±8,300 SF ON 1.72 ACRES & ±5 ACRES AVAILABLE FOR SALE OR LEASE



property highlights.

- Excessive vehicular traffic and visibility directly on I-295
- Opportunity for signage and branding
- Ample parking available
- Ideal use for Convenience, Medical and Bank
- Ground lease or build-to-suit opportunities

stats.

2016 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,670	17,971	52,302
EST. HOUSEHOLDS	1,112	6,740	20,009
EST. AVG. HH INCOME	\$80,208	\$86,586	\$93,876

SWEDESBORO AVENUE TRAFFIC COUNT: 5,880 VPD *ESRI 2016
295 TRAFFIC COUNT: 63,560 VPD



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COMMERCIAL
REAL ESTATE, INC.

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63,560 VPD

AVAILABLE
±5 AC

AVAILABLE
±8,300 SF
ON ±1.72 AC

SWEDESBORO ROAD 5,880 VPD

HARMONY ROAD



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