

SALE

FORMER FULTON BANK LOCATION

1101 Tilton Rd Northfield, NJ 08225



PROPERTY DESCRIPTION

Introducing a prime opportunity for Retail and Free Standing Building investors. This exceptional property offers a 2,800 SF building with Three Drive Throughs, ideally positioned in the sought-after Atlantic County area. Zoned C-B, this versatile space is perfectly suited for a range of retail ventures. Boasting a strategic location and ample space, the property presents the ideal setting for capturing the attention of customers and driving business success. With its prime position and flexible zoning, this property holds significant potential for investors seeking a lucrative location in Atlantic County. Don't miss out on this premium opportunity.

PROPERTY HIGHLIGHTS

- 2,800 SF building
- Former Bank
- Zoned C-B
- Prime location
- Versatile space
- High visibility

OFFERING SUMMARY

Sale Price:	\$1,899,999
Number of Units:	1
Lot Size:	47,942 SF
Building Size:	2,800 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	763	3,475	10,031
Total Population	1,991	9,081	27,121
Average HH Income	\$106,917	\$112,865	\$106,255

Matthew Bonomini
(609) 822-3700



**COLDWELL BANKER
COMMERCIAL**
ARGUS REAL ESTATE

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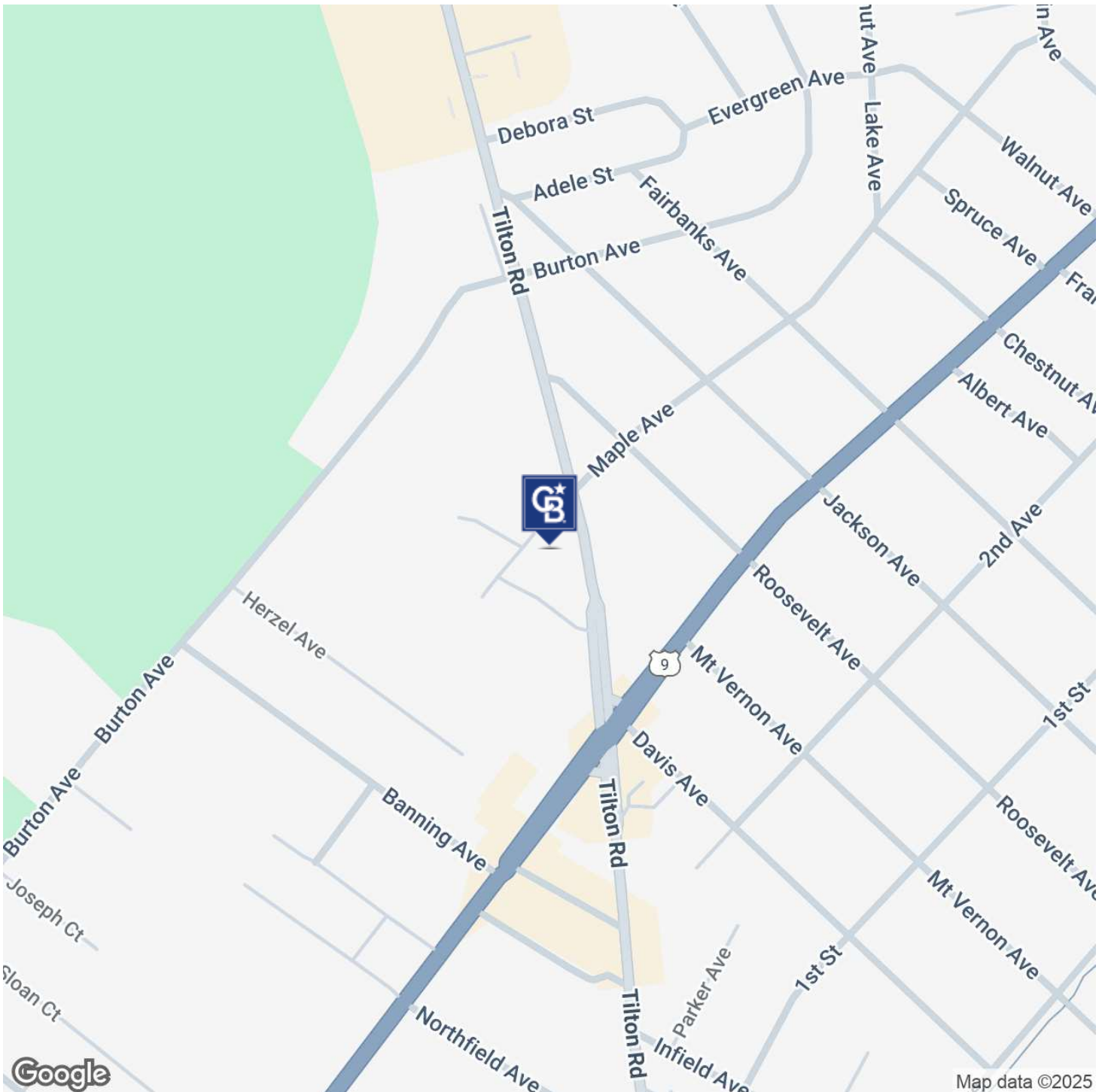


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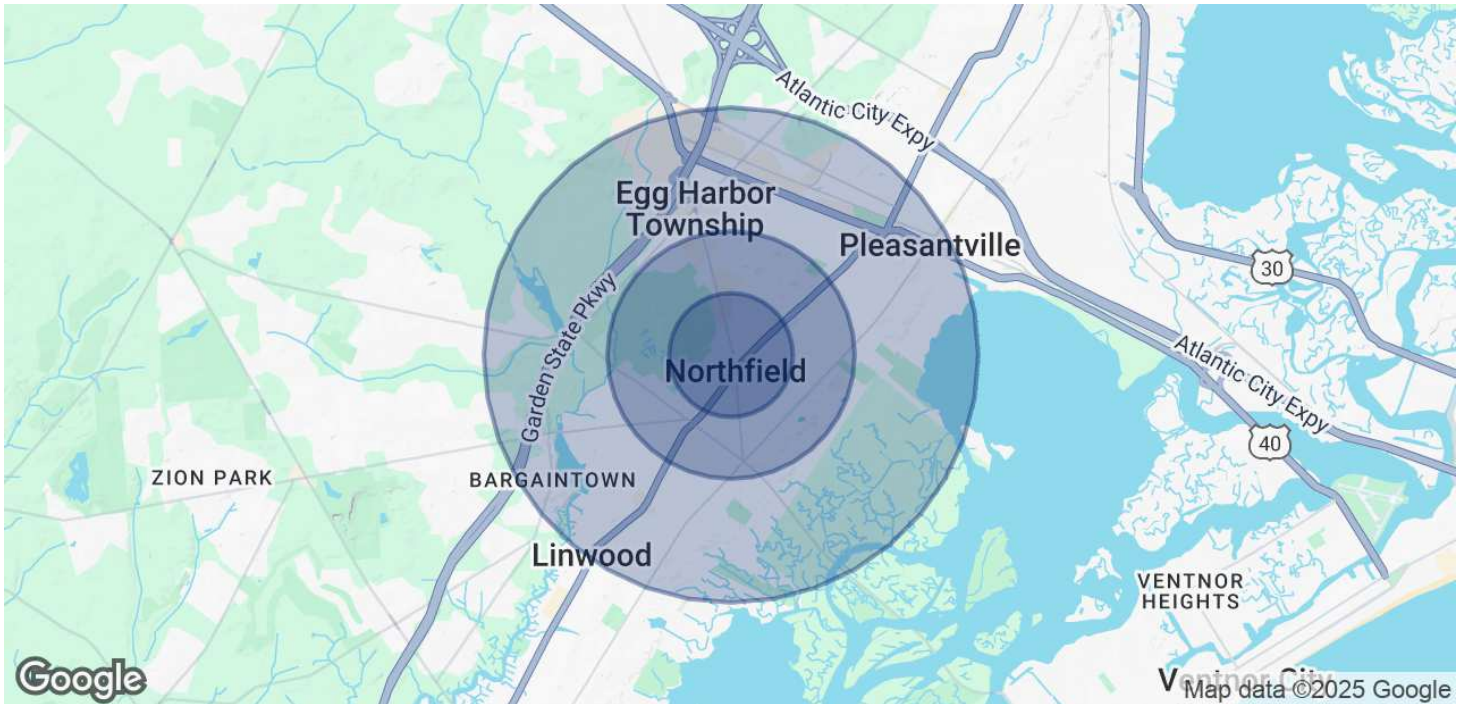


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POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	1,991	9,081	27,121
Average Age	43	42	41
Average Age (Male)	42	40	39
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total Households	763	3,475	10,031
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$106,917	\$112,865	\$106,255
Average House Value	\$312,285	\$311,852	\$311,843

Demographics data derived from AlphaMap

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