



# COOKS LANDING

353 North County Line Road, Jackson Township, NJ 08527



## PROPERTY DESCRIPTION

Amazing opportunity to Join PNC Bank, Keller Williams Realty and a great assortment of Restaurants, Offices and Realtors. 1,605 sq ft in Cooks Landing at Jackson a 38,524 Square foot Shopping Center Strategically located at the corner of County Line Road AKA County Highway 526 and North Cooks Bridge Road, Jackson Twp. NJ. The Center has 450 ft. on County Line Road. 600 ft. on North Cooks Bridge road and 320 ft. on Kingston Drive. The traffic count at the intersection is approximately 40,000 +/- vehicles per day. County Line Road is a four lane roadway. The property is adjacent to a 300 unit townhome community and a retirement community with almost 1,000 homes. Great space for any type of office including medical and Dental. Cooks Landing at Jackson is in a flourishing retail market. Approximately 1/4 mile east of the center is a Stop and Shop anchored center, and 3/4 east of the center is a Shoprite anchored center. Other retailers in the area include Bank of America, CVS, Rite Aid, Chase Bank and Walgreens. Price is Net Net Net

## PROPERTY HIGHLIGHTS

- Modern office space with finished interior

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	
Lot Size:	6.9 Acres
Building Size:	1,605 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	119	454	1,771
Total Population	316	1,220	4,860
Average HH Income	\$143,145	\$155,504	\$160,737

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**OFFICE FOR LEASE**

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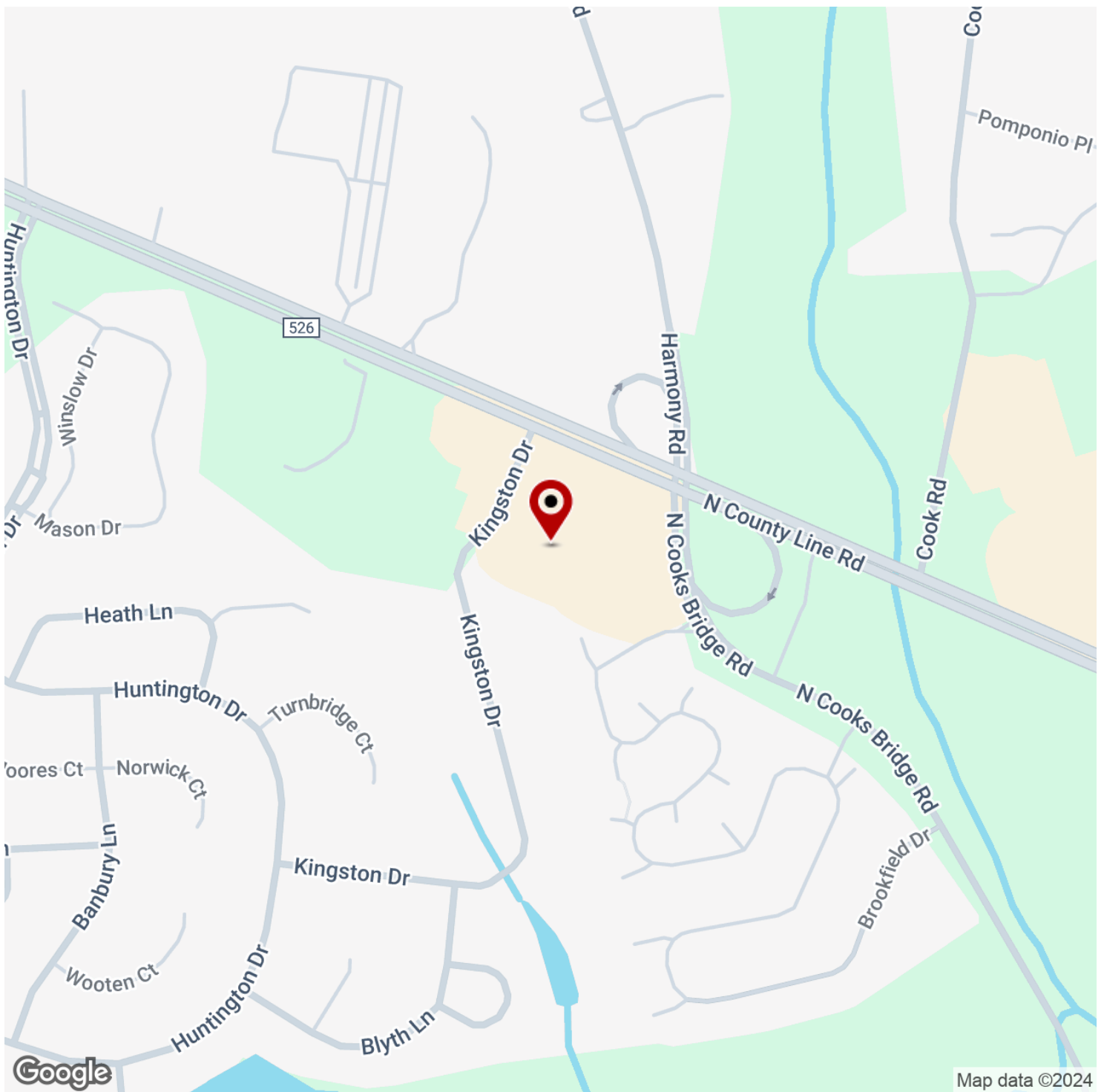
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Map data ©2024

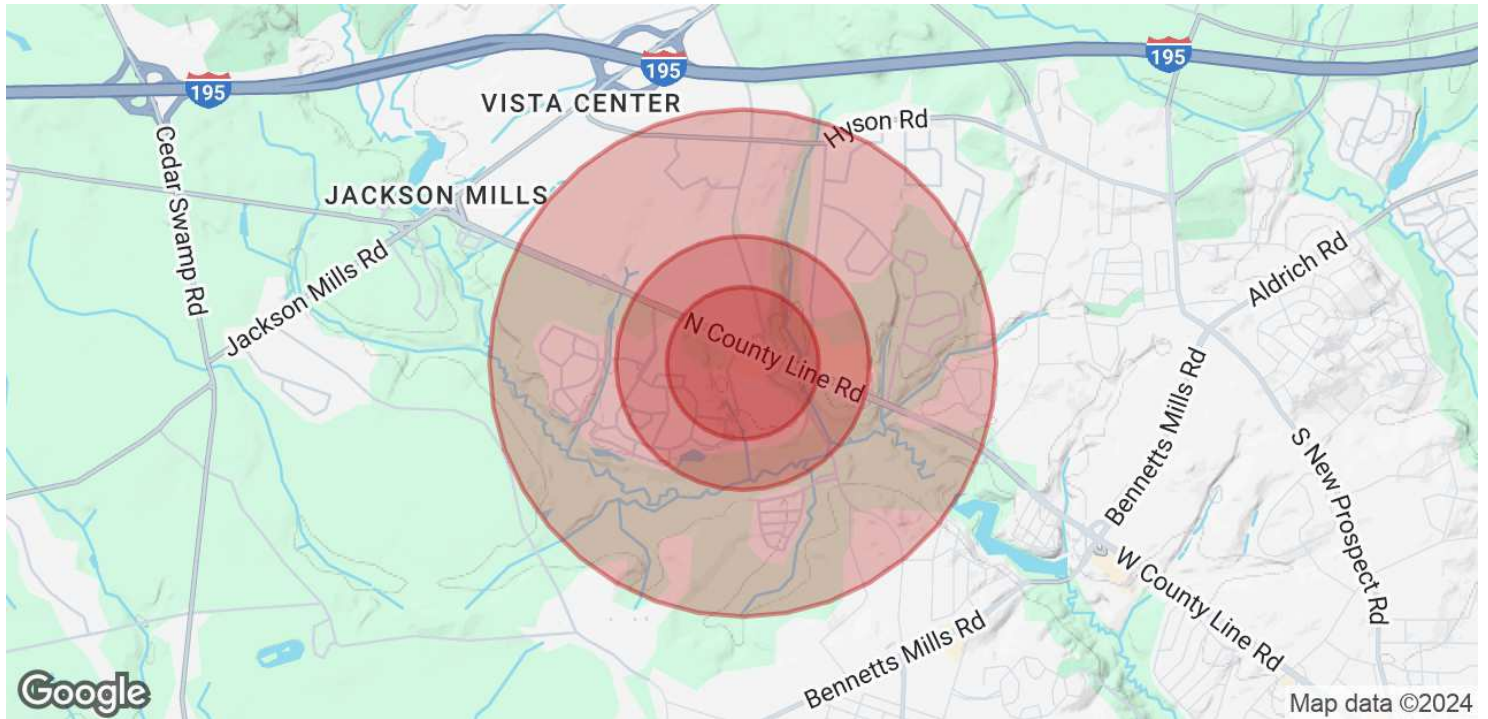
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	316	1,220	4,860
Average Age	46	46	45
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	119	454	1,771
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$143,145	\$155,504	\$160,737
Average House Value	\$505,815	\$531,396	\$537,710

*Demographics data derived from AlphaMap*

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