

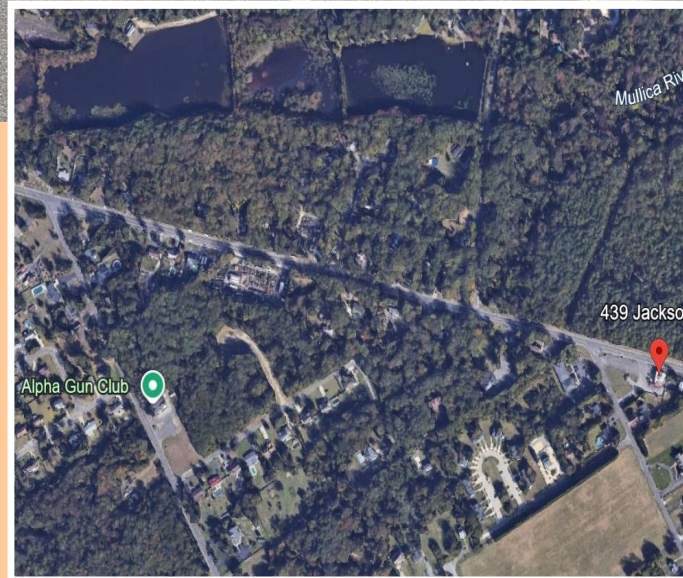
# ATCO Pizza Cafe

439 Jackson Road  
Waterford Township NJ 08004



## HIGHLIGHTS:

- » CURRENTLY CLOSED; PREVIOUSLY SERVING BREAKFAST, LUNCH, DINNER, COFFEE SHOP, BAKERY, ICE CREAM
- » EQUIPMENT IS MOSTLY TURNKEY INCLUDING BRICK OVEN PIZZA
- » CLOSE PROXIMITY TO RT. 73, RT. 30, NJ TURNPIKE, RT. 295



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2025 Population	21,607	50,369	366,072
2025 Average HH Income	\$125,820	\$143,201	\$134,504

Exclusively Marketed by:

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201 Main Street  
Allenhurst, NJ 07711



PROPERTY SUMMARY

Building SF	2,280
Land SF	62,290
Land Acres	1.43
Year Built	2012
R.E. Taxes	8,200/yr.
Zoning Type	NB
Number of Parking Spaces	26
Street Frontage	Jackson Road 360'
Traffic Counts	7,000 VPD

INVESTMENT SUMMARY

Price	\$595,000
Price PSF	\$260.96

INVESTMENT SUMMARY

Closed Pizzeria & Café - Priced for a quick sale!

Lease expired, recently closed pizzeria and café, formerly Sally Stars Pizza, with a successful (12) year history is now for sale as owner is looking to retire. Solid 2,280sf building with full basement sits on a great corner lot of 1.5 acres with 360' of frontage on Jackson Road. Possibilities are endless – pizzeria; deli; breakfast & lunch café; coffee shop & bakery with ice cream or unrelated business requiring a large lot with ample parking. Close proximity to Rt. 73, Rt. 30, NJ Turnpike & Rt. 295. Flexible terms – great opportunity!!

