



LAND

FOR SALE

# ±8.87 ACRES VACANT INDUSTRIAL LAND

1750 Hurffville Road, Deptford, NJ 08080

*For More Information, Contact the Exclusive Broker*

**JUAN DISLA**

*Director*

jd@blauberg.com

973.379.6644 x226



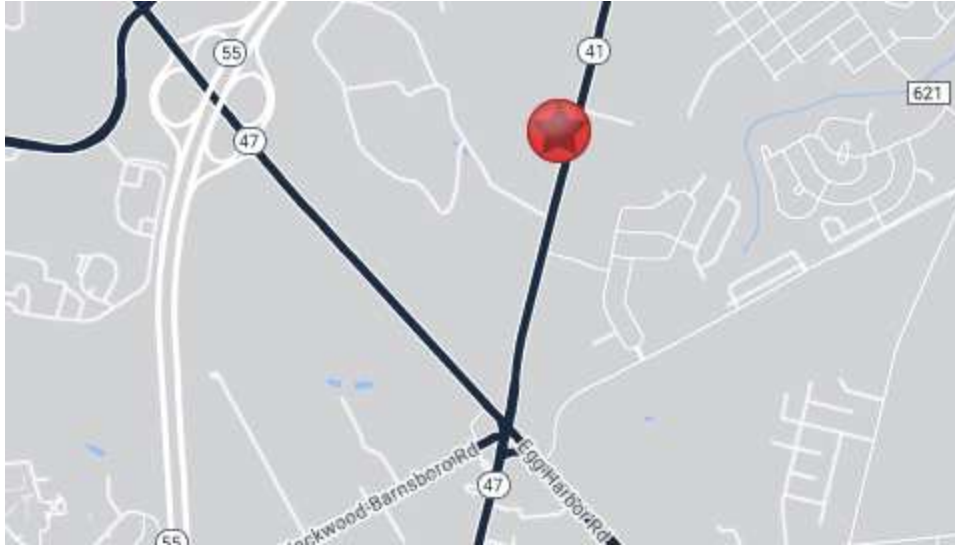
**THE BLAU & BERG COMPANY**

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

Approx. 5.1 Miles to I-95 Exit 3

Approx. 5.6 Miles to I-295

## OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	8.87 Acres

## PROPERTY HIGHLIGHTS

- ±8.87 Acres Vacant, Raw Land
- Lot Size at ±8.87 Acres
- Block 387-01, Lot 62
- 416' Frontage on Hurffville Road
- Ideal for Light Industrial Use (Truck Terminal, Bus, Auto, Warehouse, Outdoor Storage, Recycling Yard)
- Zoned BC1
- Taxes at \$11,509.99 (2024)

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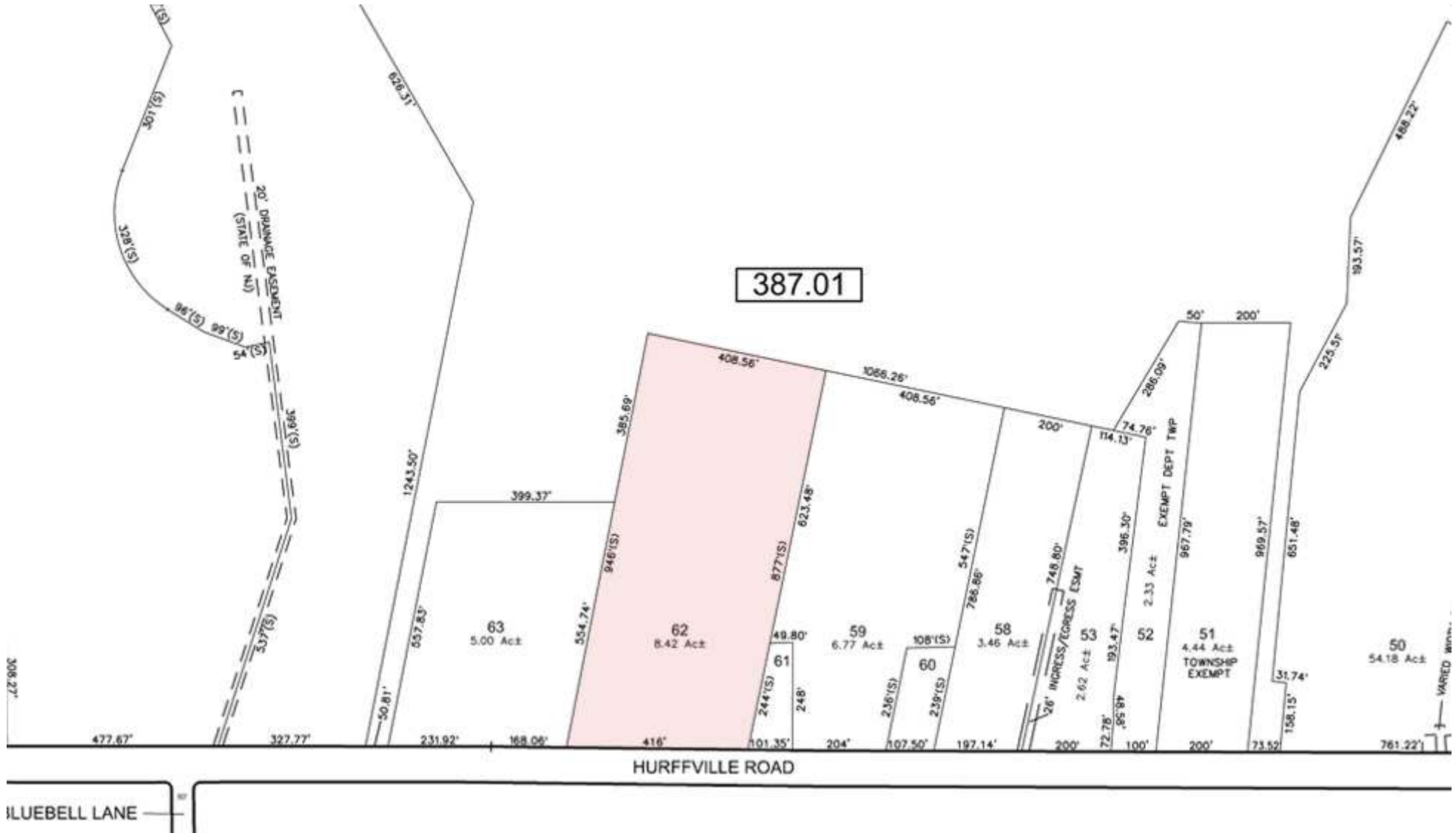
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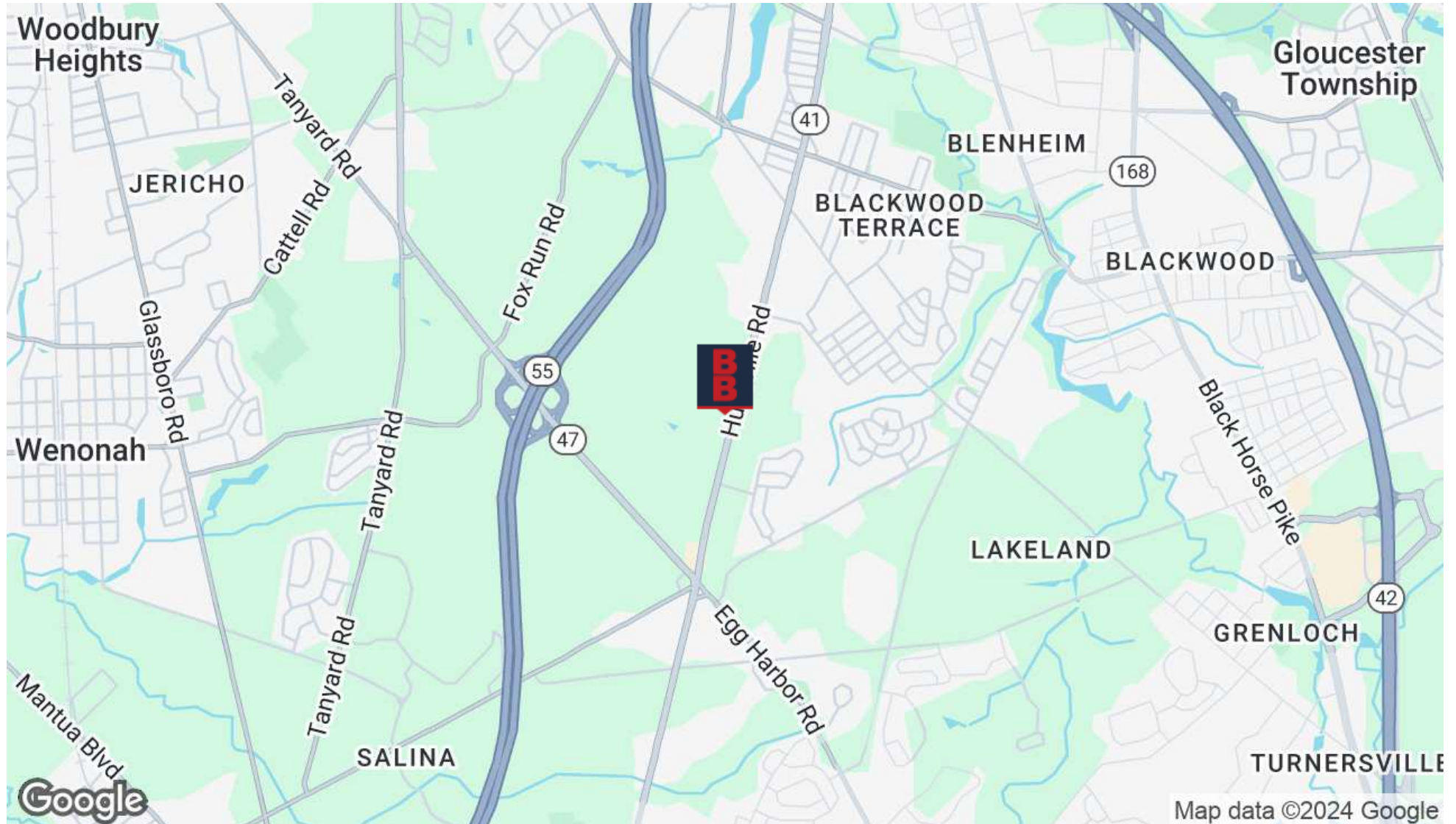


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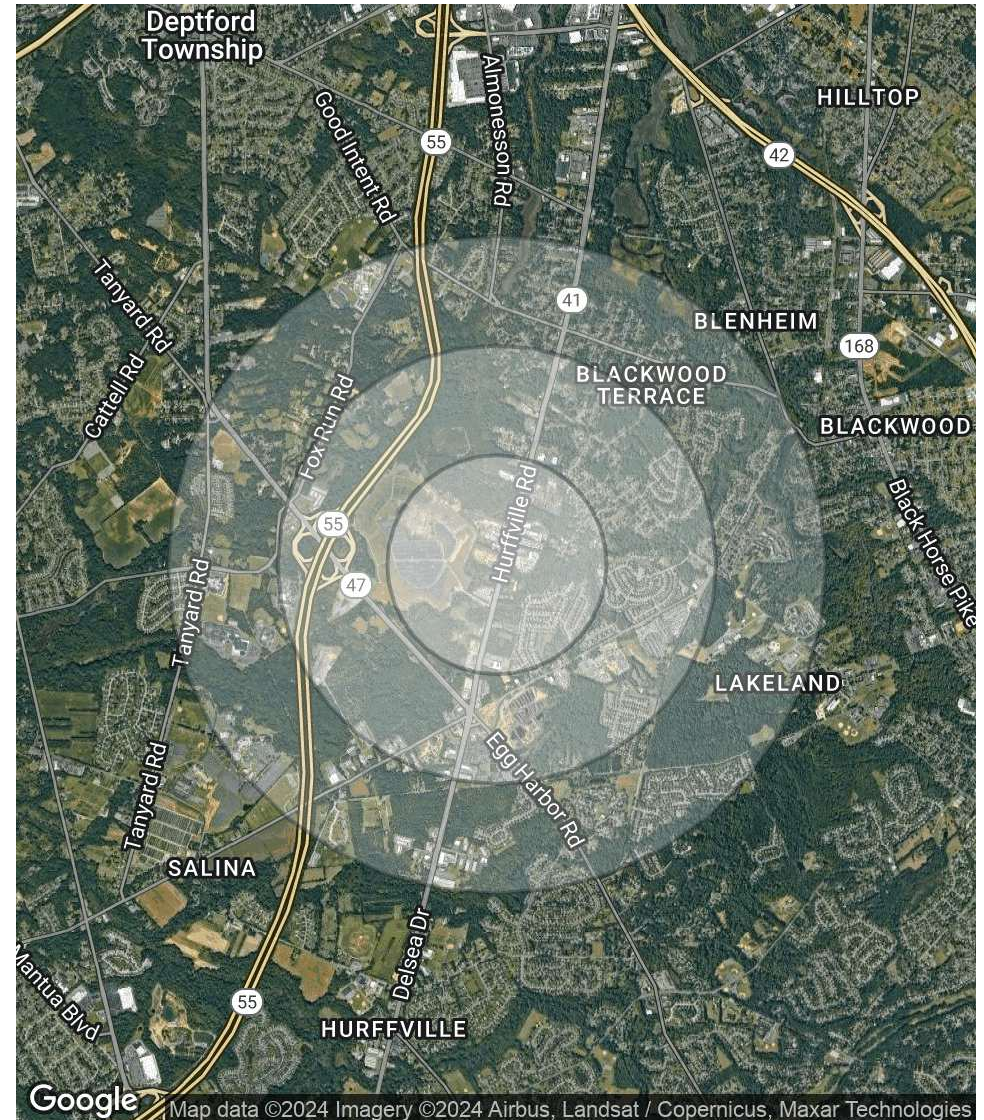


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	592	3,916	9,957
Average Age	37.4	43.3	41.1
Average Age (Male)	38.8	44.9	40.2
Average Age (Female)	34.9	42.3	40.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	195	1,562	3,827
# of Persons per HH	3.0	2.5	2.6
Average HH Income	\$127,757	\$110,247	\$98,724
Average House Value	\$251,293	\$213,565	\$228,490

2020 American Community Survey (ACS)



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