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# FOR SALE



## STAND ALONE RETAIL FOR SALE

### 436 N 3RD ST, HAMMONTON, NJ 08037





# OFFERING SUMMARY

**Asking Sale Price:** \$699,900

**Size Available:** +/- 3,895 SF

**Zoning:** B-1

**Parking:** +/- 19 Spaces

**Signage:** Monument & Facade



## PROPERTY HIGHLIGHTS

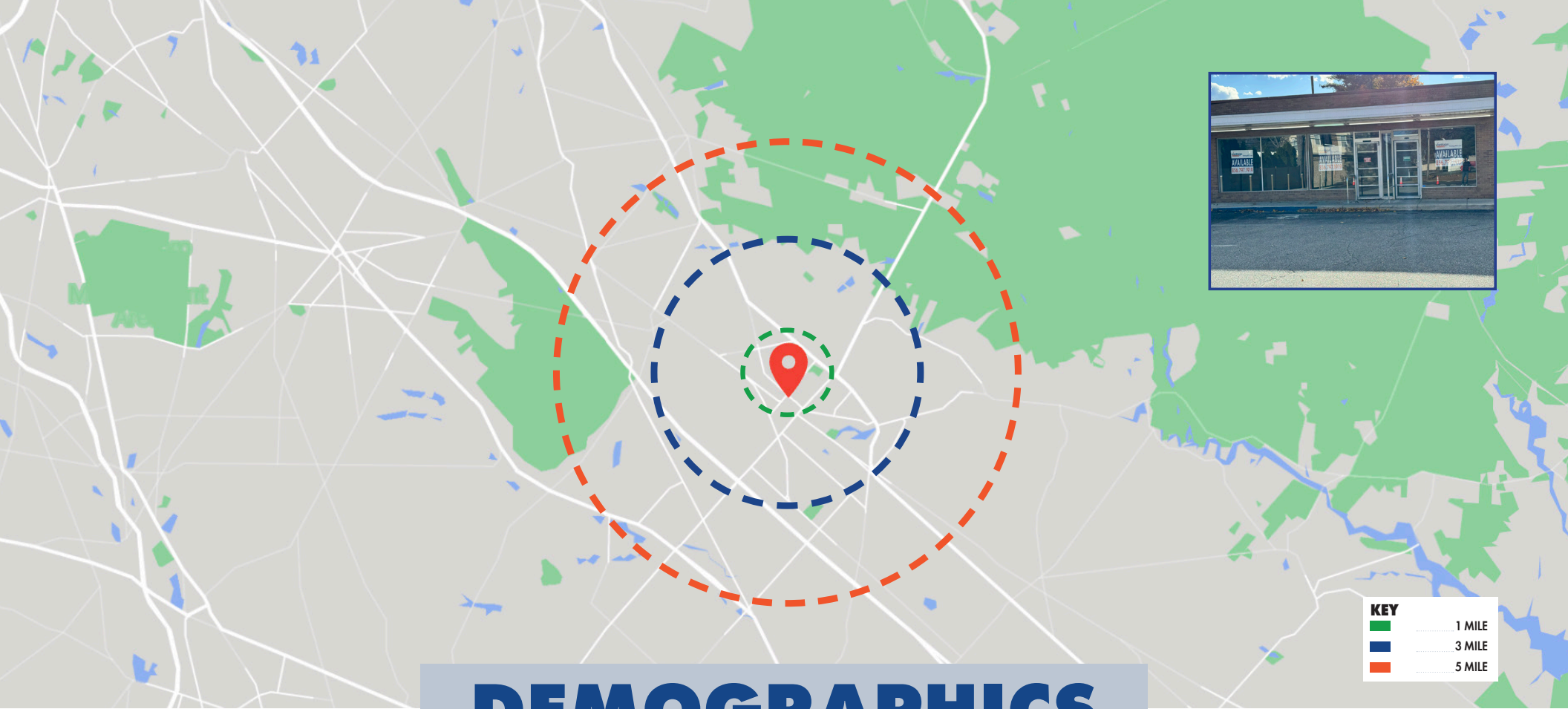
- + Prime stand-alone property near Hammonton's historic downtown with dining, arts and year-round events. The property has hood, commercial sink and 3 walk-ins.
- + The property is well located with convenient access to major routes and NJ transit service to Philadelphia and Atlantic City.
- + With Hammonton's strong market, the property is very suitable for owner-occupier, professional use or investment/rental property.



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## DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	6,222	13,403	19,017
PROJECTED 2029	6,019	13,032	18,540

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,233	4,848	6,789
PROJECTED 2029	2,142	4,680	6,573

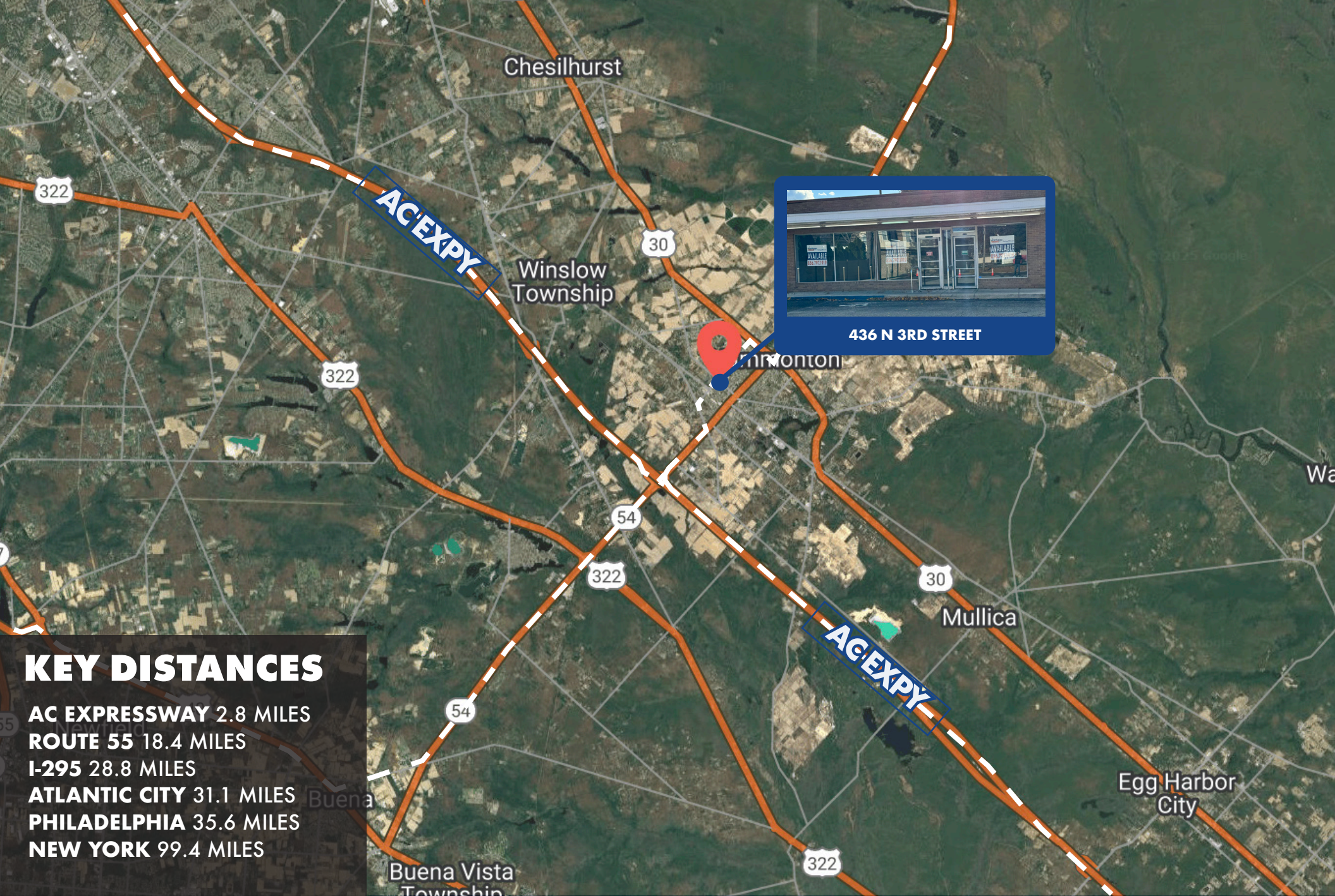
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$99,007	\$100,332	\$101,576
MEDIAN 2029	\$77,833	\$77,643	\$80,036



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## KEY DISTANCES

**AC EXPRESSWAY** 2.8 MILES  
**ROUTE 55** 18.4 MILES  
**I-295** 28.8 MILES  
**ATLANTIC CITY** 31.1 MILES  
**PHILADELPHIA** 35.6 MILES  
**NEW YORK** 99.4 MILES



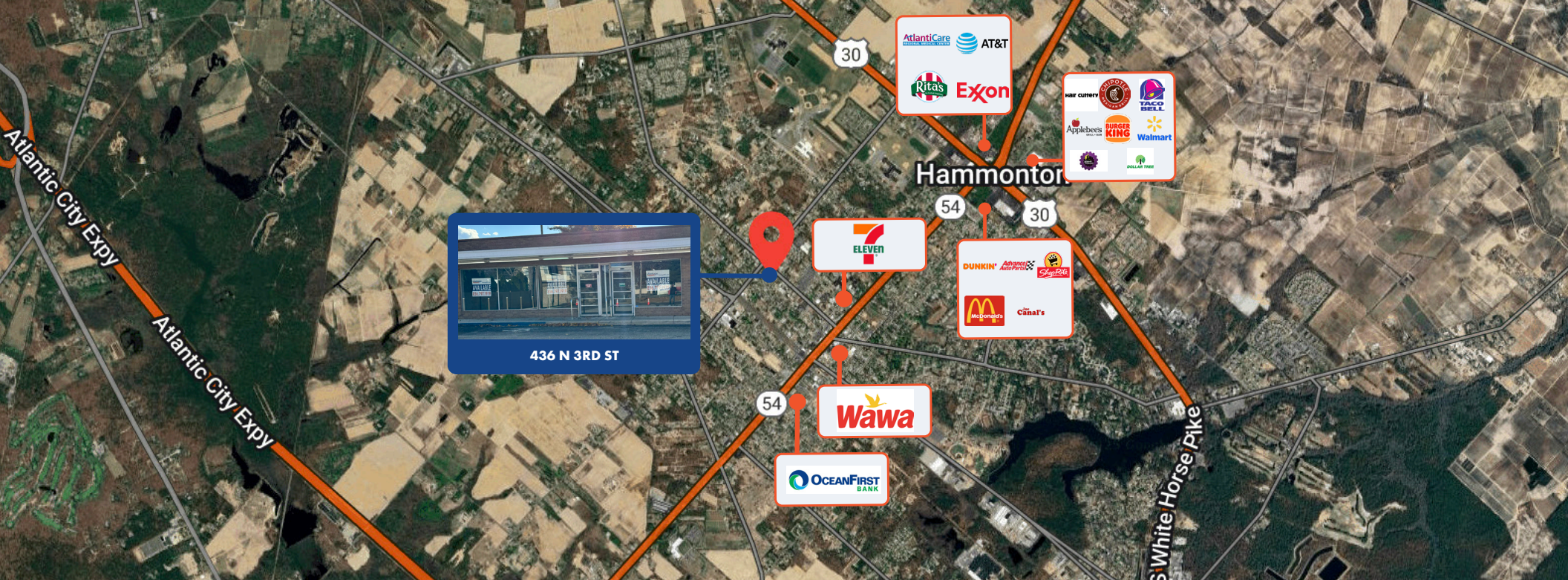
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# NEARBY AMENITIES

## DINING

- Wawa
- Krispy Krunchy Chicken
- Silver Coin Diner
- Burger King
- Applebee's Grill + Bar
- Taco Bell
- McDonald's

- Primo Hoagies
- Stewart's Root Beer
- Rita's Italian Ice & Custard
- Chipotle
- Dunkin'

## RETAIL/GROCERY

- 7-Eleven
- Shoprite
- Walgreens
- Rite Aid
- Walmart
- Planet Fitness
- TD Bank

- Exxon
- OceanFirst Bank
- AtlantiCare Regional Medical Center
- AT&T Store
- Dollar Tree
- Hair Cuttery
- Advance Auto Parts
- Joe Canal's Discount Liquor
- Bank of America



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# PHOTOGRAPHY



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