



**1748 S BURLINGTON ROAD**  
UPPER DEERFIELD, NJ

AVAILABLE FOR SALE  
**INDUSTRIAL REDEVELOPMENT OPPORTUNITY**

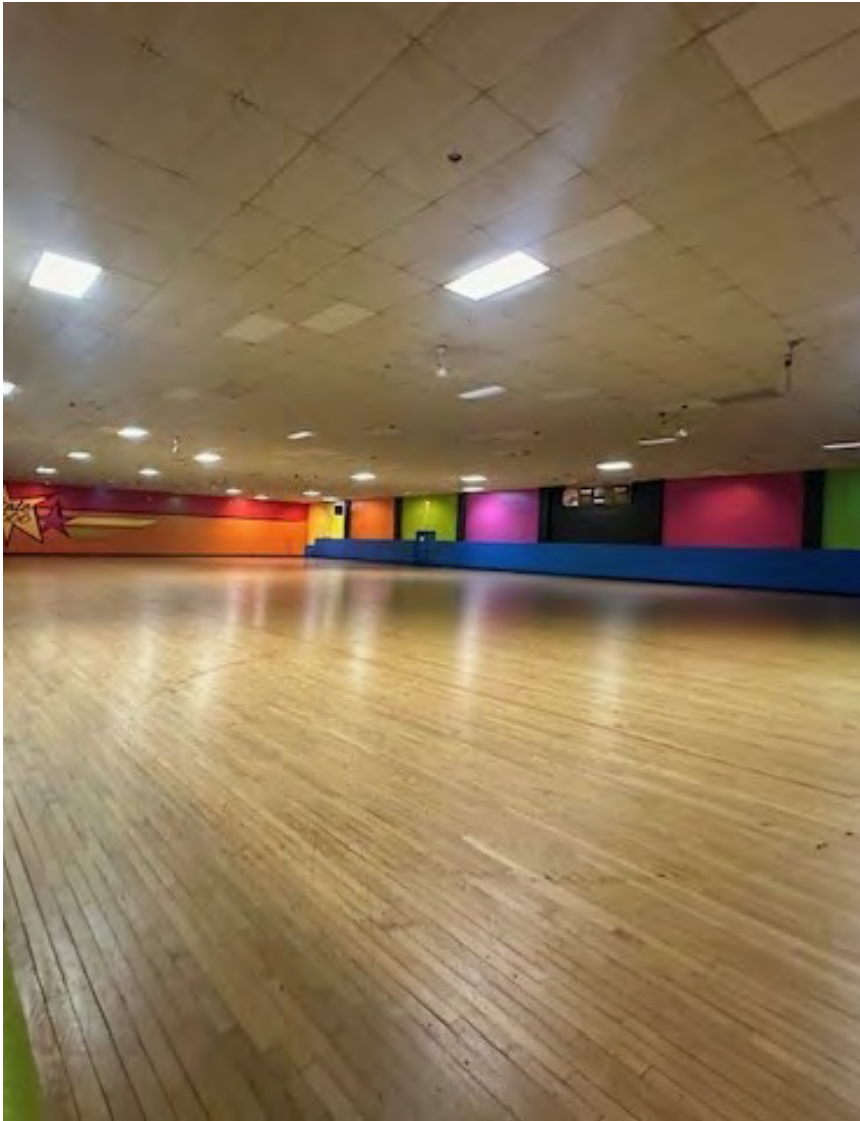
22,500 SF  
4.58 Acres

## PROPERTY HIGHLIGHTS

- 22,500 SF (clear span)
- 4.58 Acres
- Approximately 1.92 Acres of parking lot
- 17' clear ceiling height
- Currently fit-out as roller rink/recreational facility
- Concrete Block and masonry over steel framing
- Zoned B2 - Business (Upper Deerfield Township)
- \$21,730.90 (estimated 2024 taxes)
- Public Transportation - NJ Transit Route 553; nearest stop: Rt-77 at Cornwell Dr (bus stop), Rt-77 at Landis Ave (bus stop), Upper Deerfield Wal-Mart (bus station).
- The property is located in the heart of Bridgeton Upper Deerfield) offering almost immediate access to downtown Bridgeton and located within minutes to Vineland and Route 55.



# ADDITIONAL PHOTOS





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# DEMOGRAPHICS MAP & REPORT

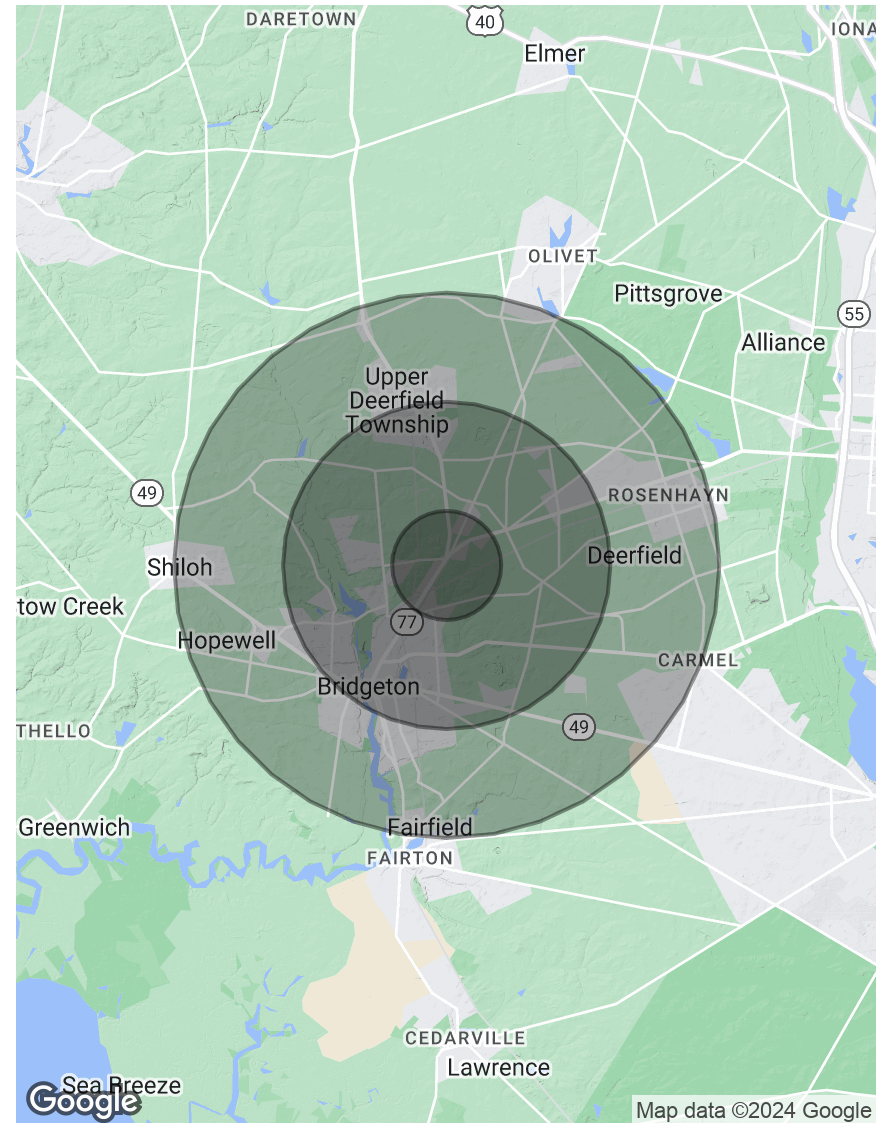
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,339	23,315	40,798
Average Age	33.4	31.0	33.8
Average Age (Male)	29.2	28.8	32.5
Average Age (Female)	40.6	33.9	32.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	542	8,321	13,605
# of Persons per HH	2.5	2.8	3.0
Average HH Income	\$78,384	\$57,107	\$61,421
Average House Value	\$170,028	\$116,383	\$133,730

\* Demographic data derived from 2020 ACS - US Census



# CONTACT



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