



**FOR
SALE**

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Cherry Hill, NJ 08003



“SHOVEL READY” CANNABIS PROJECT
13 PARK DRIVE, SHAMONG, NJ 08088



OFFERING SUMMARY

Asking Sale Price: \$2,250,000

Acreage Available: +/- 10.75 AC

Size Available:

Phase 1: +/- 9,573 SF proposed
building (warehouse & office)

Phase 2: +/- 56,218 SF proposed
building (warehouse)

Parking: +/- 75 Spaces

Signage: Monument & facade
proposed



PROPERTY HIGHLIGHTS

- + The applicant was granted Phase 1 site plan approval for +/- 9,573 SF licensed cannabis manufacturing/processing building with design waiver for landing area location (resolution 2024-10)
- + The land is identified as a future location for a fully-approved annual license for Class I cultivation (micro) (license #000066) with 2,500 SF of canopy
- + The applicant was granted a zoning certification from the Township Committee on Feb. 2, 2022 (Resolution 2022R-28)
- + The site is in close proximity to Route 206, Tuckerton and Medford Lakes Roads
- + Nearby amenities include Lenape Regional High School Administrative Building, Shamong Township Municipal Building and La Campagnola Restaurant



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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	1,023	9,409	21,321
PROJECTED 2028	1,034	9,490	21,555

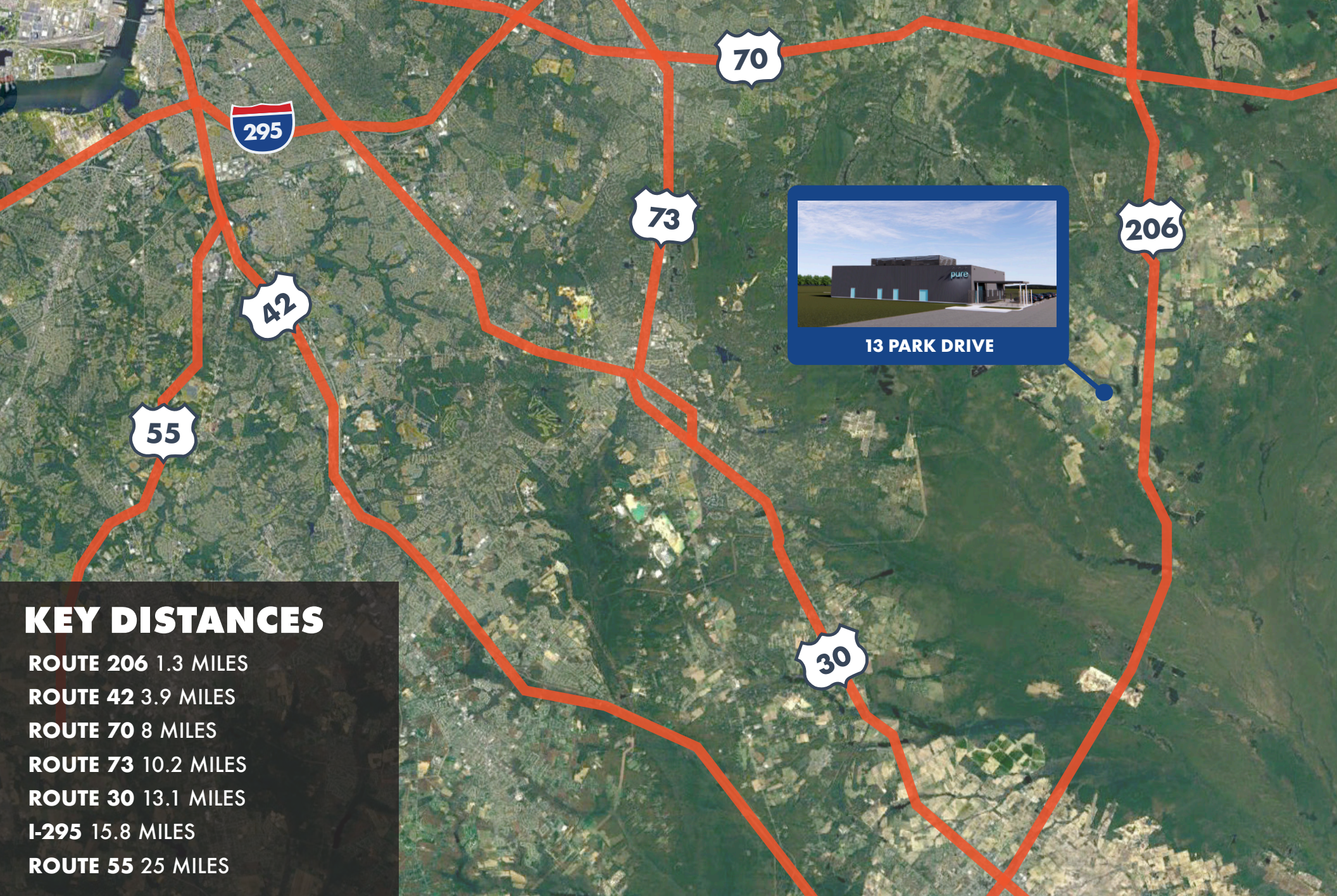
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	346	3,204	7,300
PROJECTED 2028	350	3,232	7,381

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$153,052	\$144,665	\$153,086
MEDIAN INCOME	\$129,327	\$123,157	\$129,783



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13 PARK DRIVE

KEY DISTANCES

- ROUTE 206 1.3 MILES
- ROUTE 42 3.9 MILES
- ROUTE 70 8 MILES
- ROUTE 73 10.2 MILES
- ROUTE 30 13.1 MILES
- I-295 15.8 MILES
- ROUTE 55 25 MILES



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VALENZANO
Family Winery
1.5 MILES AWAY

STOKES ROAD

NEARBY AMENITIES

DINING

- Braddocks Tavern
- Dunkin
- Farm Truck Brewing
- Femmina Italian Grill
- Harvest Coffee Roastery
- Honey Post
- La Campagnola
- Lakes Coffee
- McDonalds
- Medford Bagel Shop
- Otts Medford
- Pizza206
- PJ Whelihans Pub
- Riviera Pizza
- Starbucks
- Steak 38
- Tomasello Winery
- Valenzino Family Winery
- Zinc Cafe

RETAIL/GROCERY

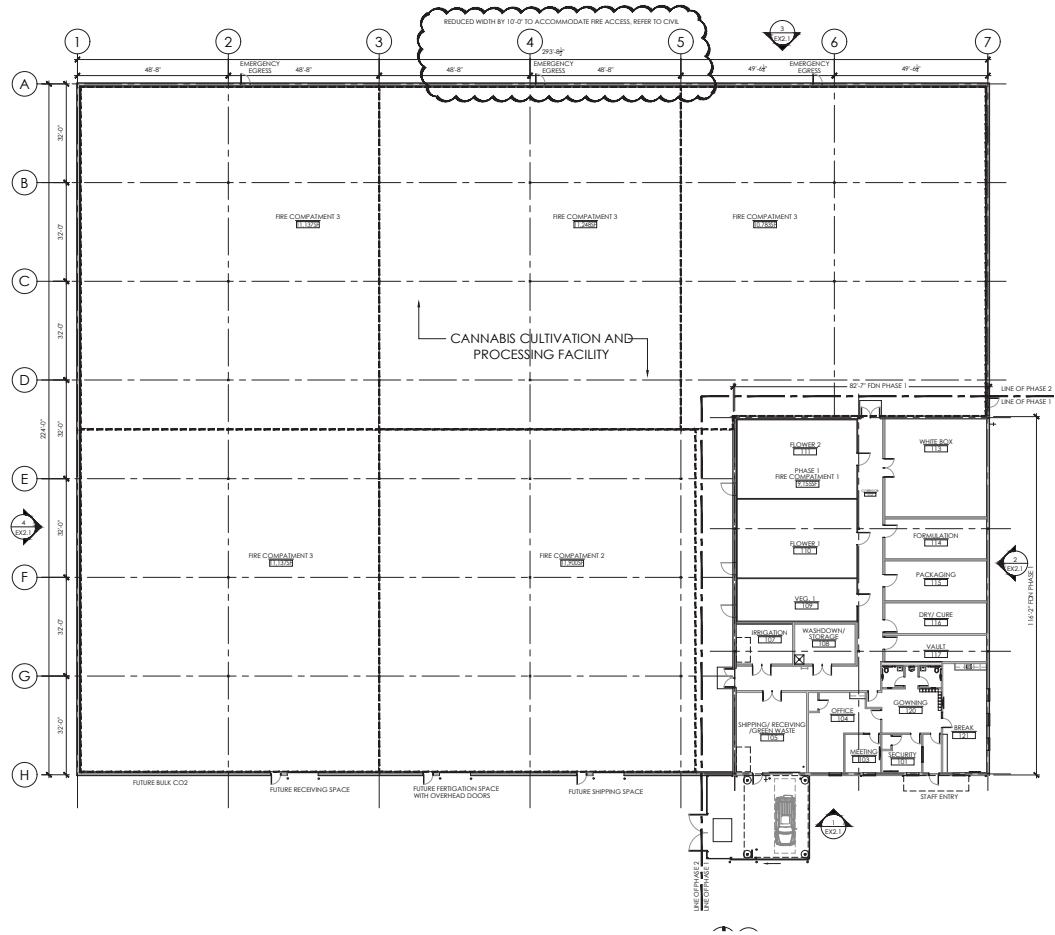
- 7-Eleven
- ACME
- Walgreens
- Hair Cuttery
- Murphys Marketplace
- Sherwin Williams
- Shoprite
- UPS Store
- Vicious Cycle
- Wallers Deli
- Walmart
- Wawa



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FLOORPLAN



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RENDERINGS



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