



Confidential, please be discreet. Tenant operating business, employees/customers unaware.

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Please visit us at [ripconj.com](http://ripconj.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## RETAIL SPACE

# PARLIN, NJ

## REDEVELOPMENT SITE

3006 Bordentown Ave

### SIZE

±1,450 SF

### TAXES

\$15,531.12 (2024)

### ASKING RENT

Upon Request

### ZONING: EDO1 ECONOMIC DEVELOPMENT OPPORTUNITY DISTRICT

Permitted Uses:

Retail Sales and Services, Retail Food, Bank and Financial Institutions, Business Offices, Medical Offices, Professional Offices, Personal Services, Restaurants, Cafe and Taverns, Day-Care Facilities

Conditional Uses:

Gasoline Station with Convenience Store, Drive-thru Facilities

### LOT SIZE

0.421 Acres

### TERM

Negotiable

### COMMENTS

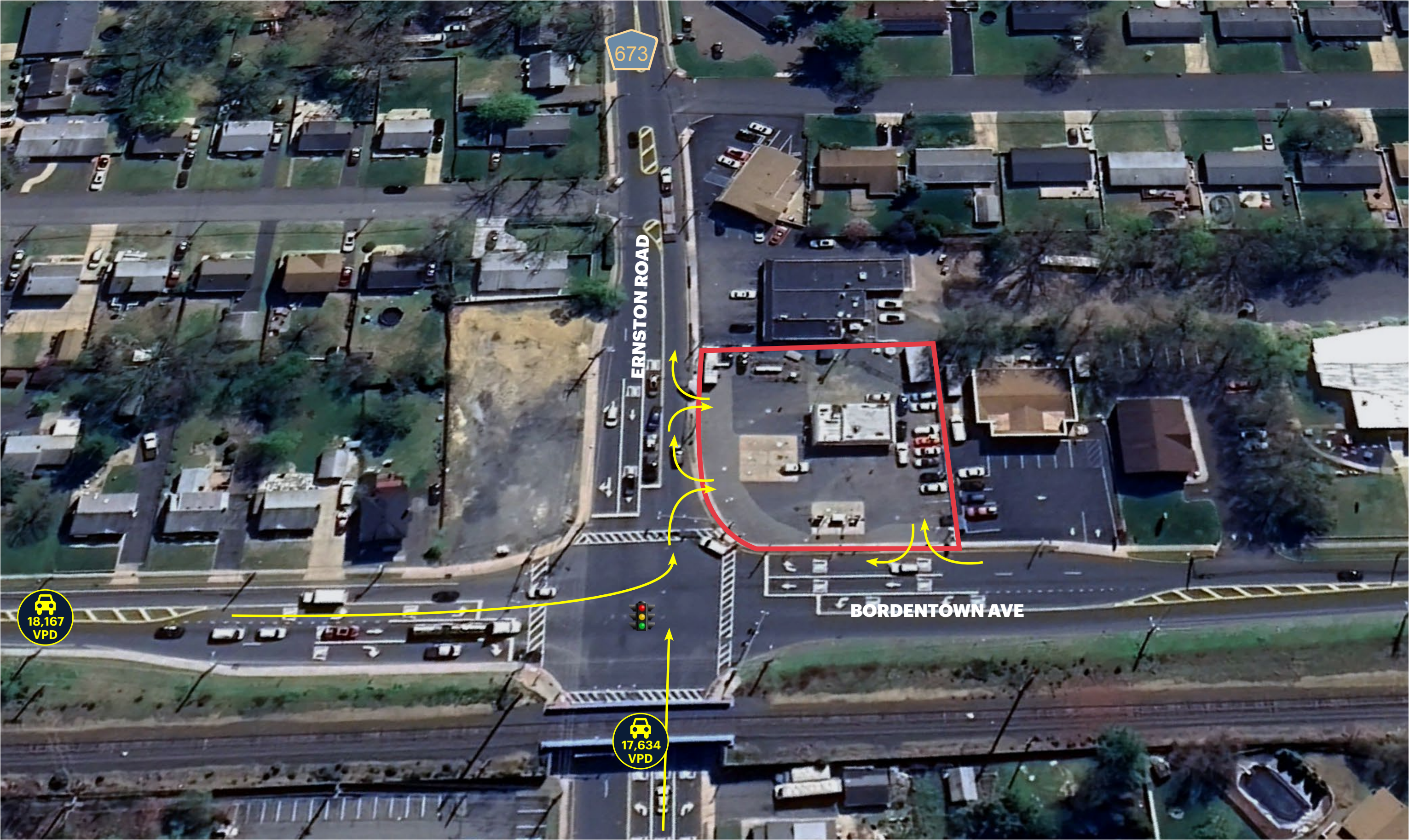
High visibility site

Located at a signalized intersection

Very convenient and accessible



OBLIQUE AERIAL



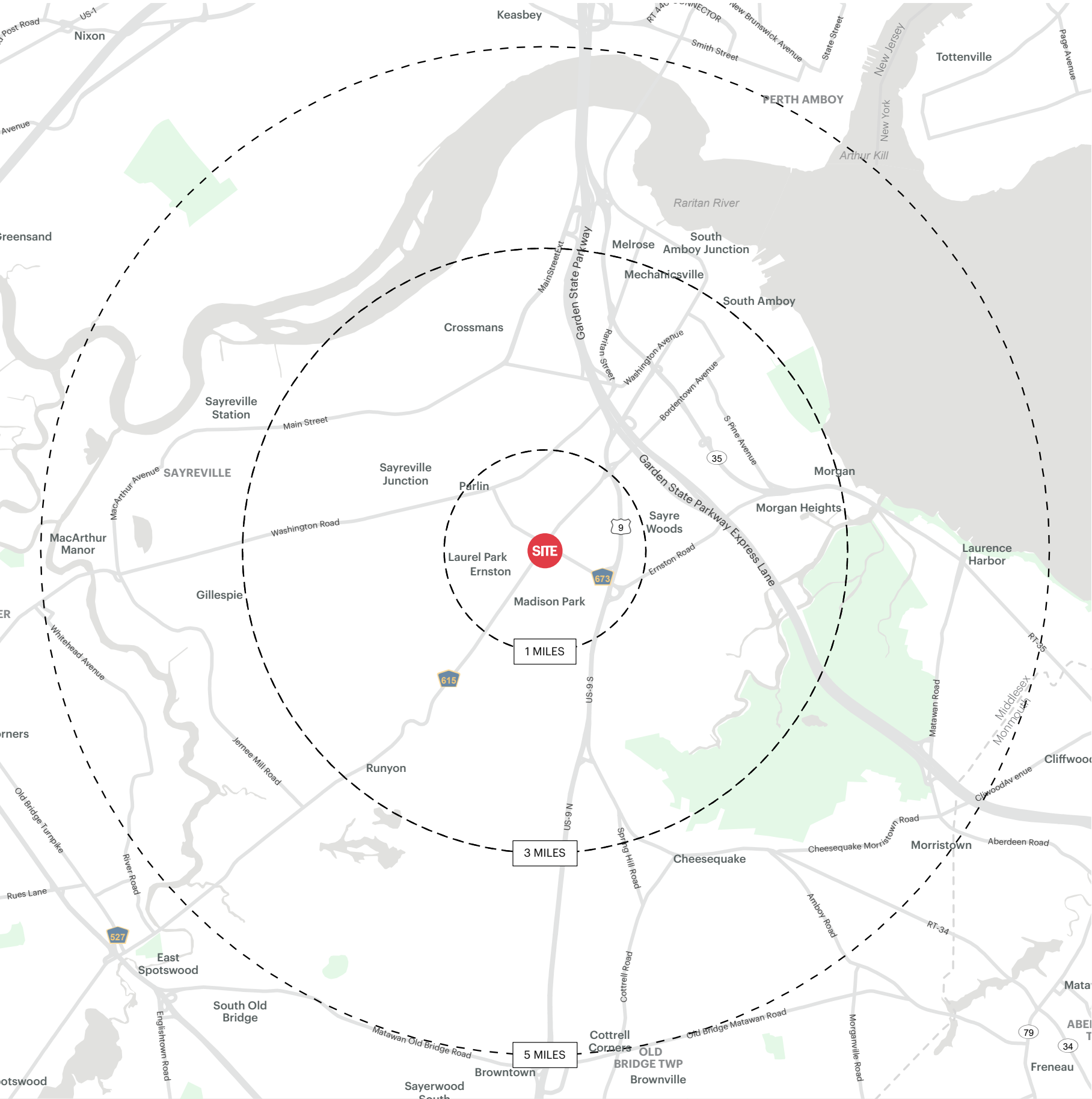


LOW-LEVEL AERIAL





DEMOGRAPHICS



1 MILE RADIUS

POPULATION

15,312

HOUSEHOLDS

5,876

MEDIAN AGE

40.6

COLLEGE GRADUATES (Bachelor's +)

4,135 -37.4%

TOTAL BUSINESSES

444

TOTAL EMPLOYEES

6,201

AVERAGE HOUSEHOLD INCOME

\$128,260

3 MILE RADIUS

POPULATION

62,419

HOUSEHOLDS

24,221

MEDIAN AGE

41.5

COLLEGE GRADUATES (Bachelor's +)

17,569 - 38.4%

TOTAL BUSINESSES

1,534

TOTAL EMPLOYEES

18,516

AVERAGE HOUSEHOLD INCOME

\$126,563

5 MILE RADIUS

POPULATION

216,811

HOUSEHOLDS

78,834

MEDIAN AGE

40.0

COLLEGE GRADUATES (Bachelor's +)

53,361 - 34.6%

TOTAL BUSINESSES

6,356

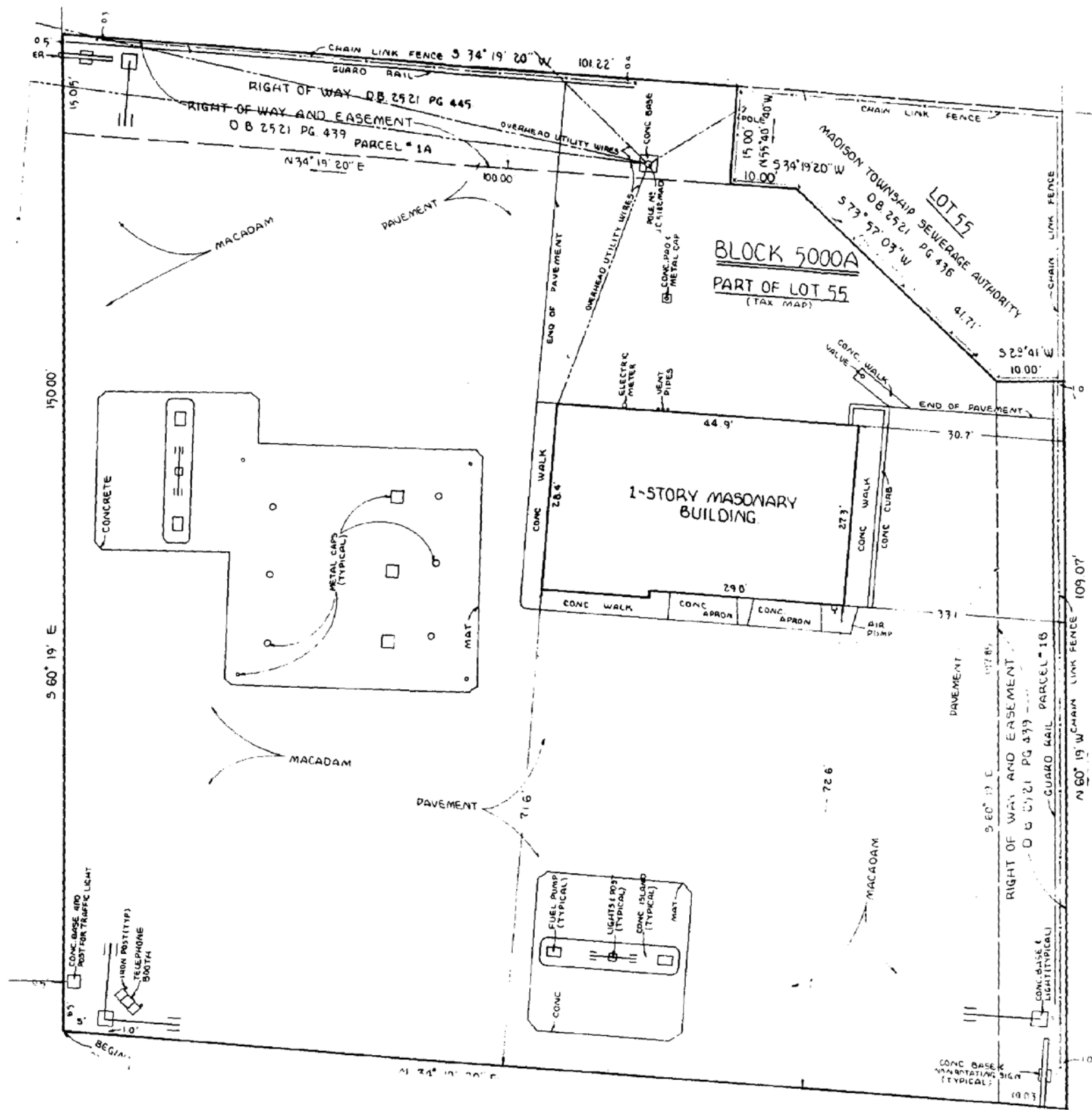
TOTAL EMPLOYEES

77,858

AVERAGE HOUSEHOLD INCOME

\$123,324

\*2024 estimates



#56893



SURVEY OVERLAY

