



2.65 ACRE PRIME PAD SITE FOR SALE /LEASE

2904 NJ 130
DELRAN, NJ



CALL FOR QUOTE



FACTS

- 2.65 Acres with 289 Feet of Frontage
- General Commercial C-2 zone
- Utilities on site (Gas, water, electric and sewer)
- 49,310 VPD
- Area retailers include Target, Walmart, Shop Rite, Lowes, Burlington, Starbucks, Chick Fil A and other regional and national brand tenants.

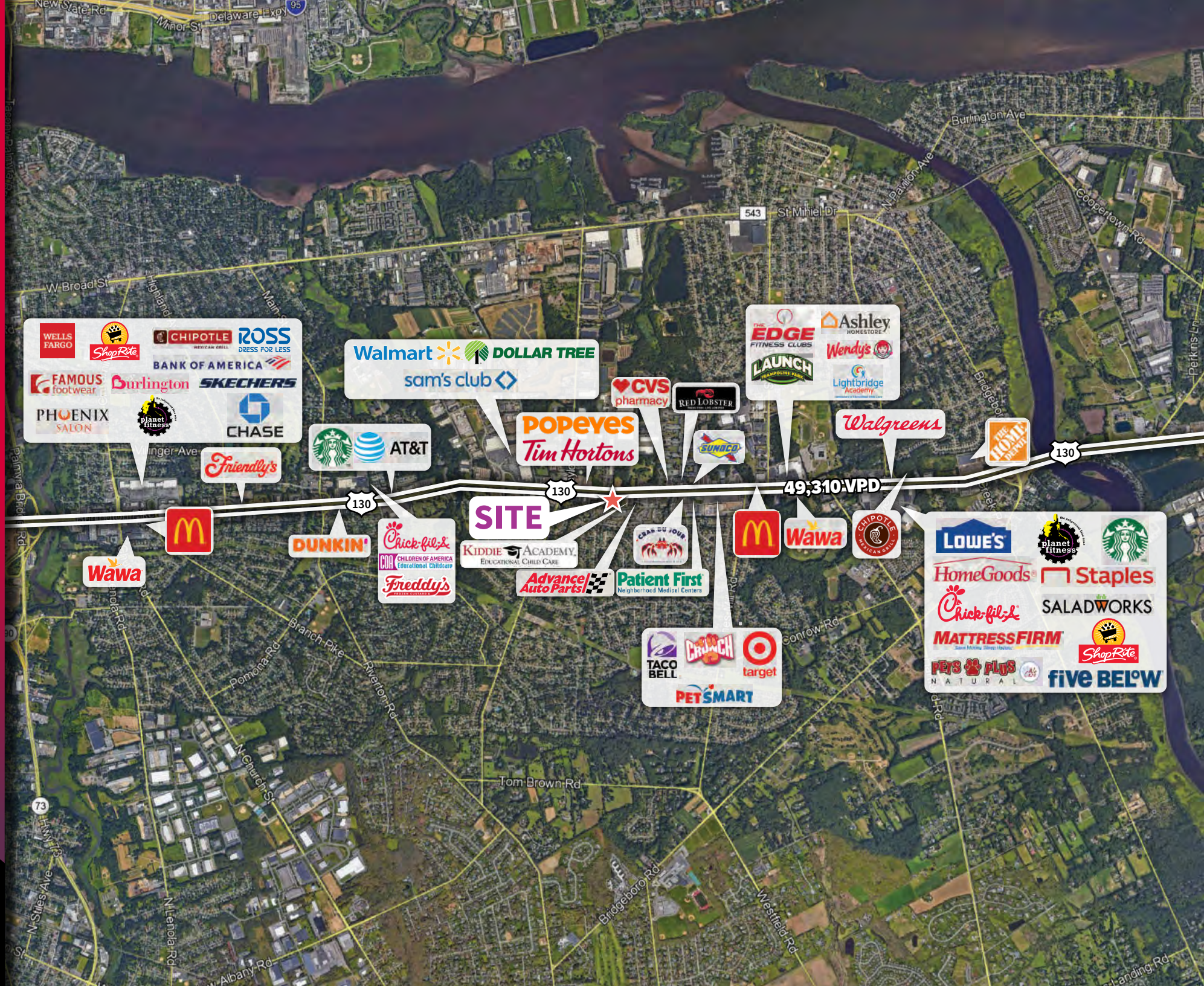
IDEAL USES

- QSR
- Fast Casual
- Full Service Restaurants
- Medical
- Dental
- Car Wash
- Retail
- Gym
- Salon & Spa
- Office
- Daycare
- Bank
- Veterinary
- Furniture
- Liquor
- Self Storage



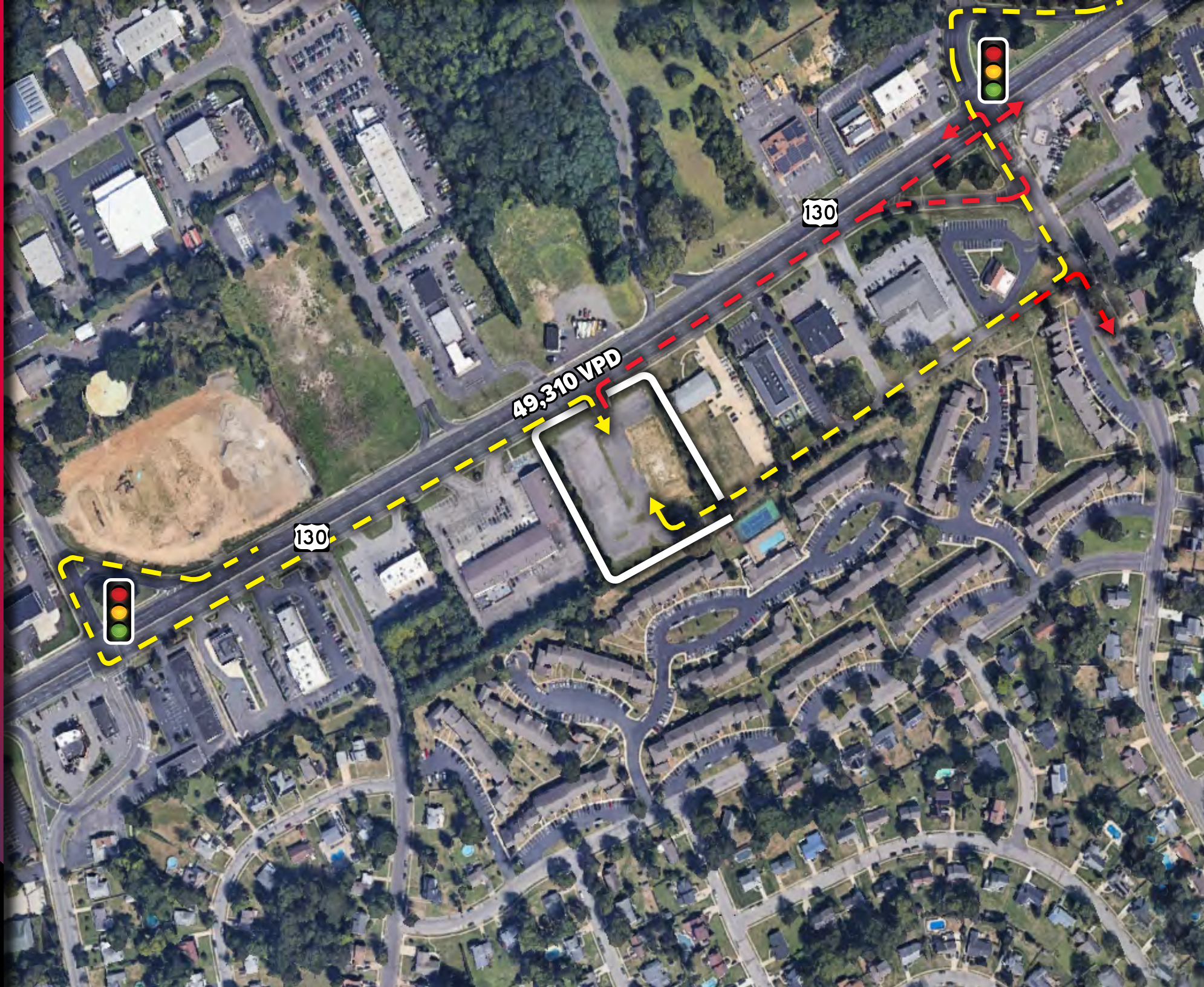
DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	8,979	63,687	270,032
2029 Population Projection	8,952	64,246	268,452
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	3,477	23,969	102,378
2029 Households Projection	3,534	24,597	103,505
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average HH Income	\$ 119,947	\$144,255	\$115,571



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FOR MORE INFORMATION CONTACT:
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