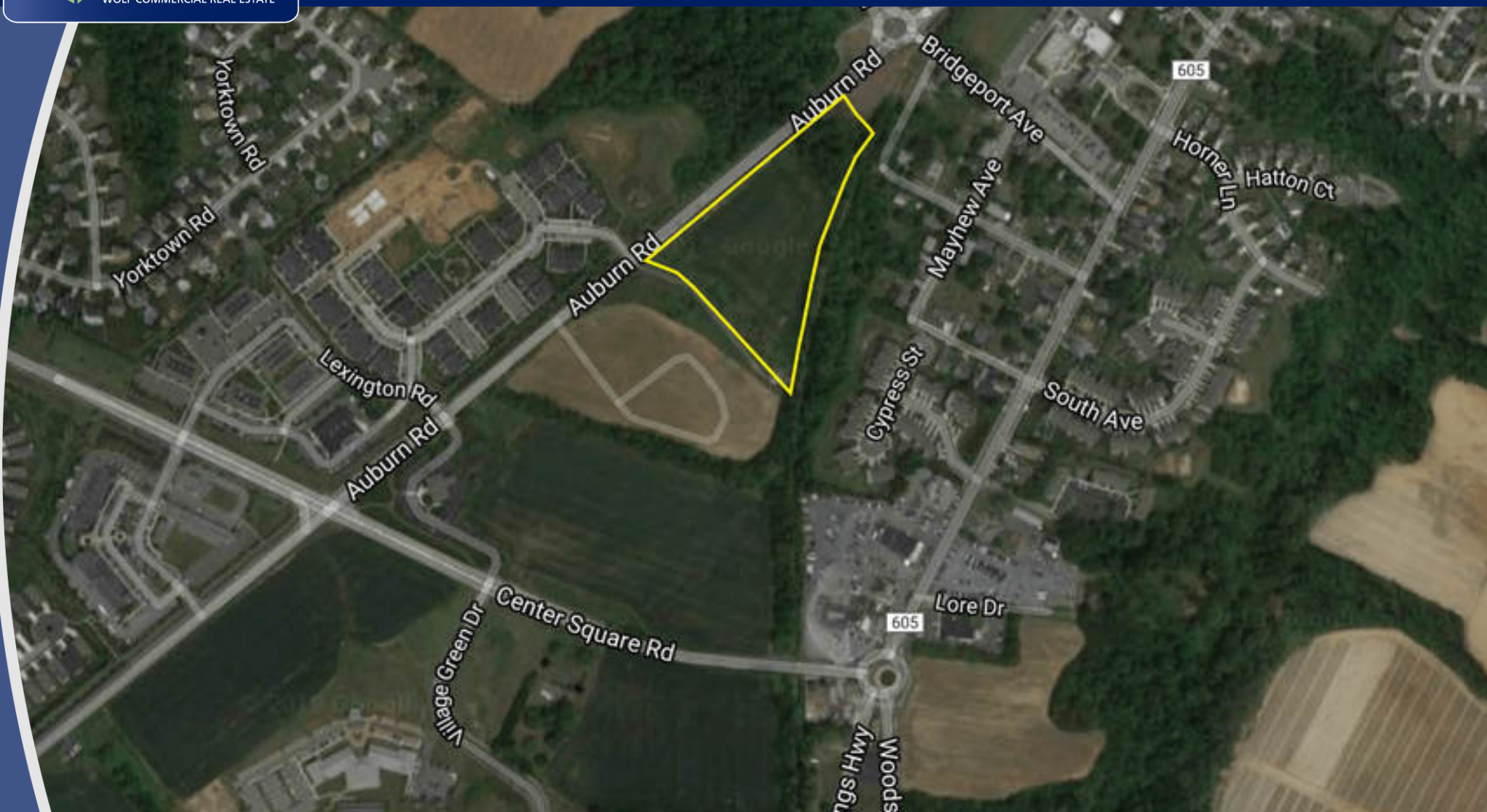




# PREMIER WOOLWICH TOWNSHIP LAND SITE FOR SALE



1030-1040 AUBURN ROAD | WOOLWICH TOWNSHIP, NJ

Wolf Commercial Real Estate

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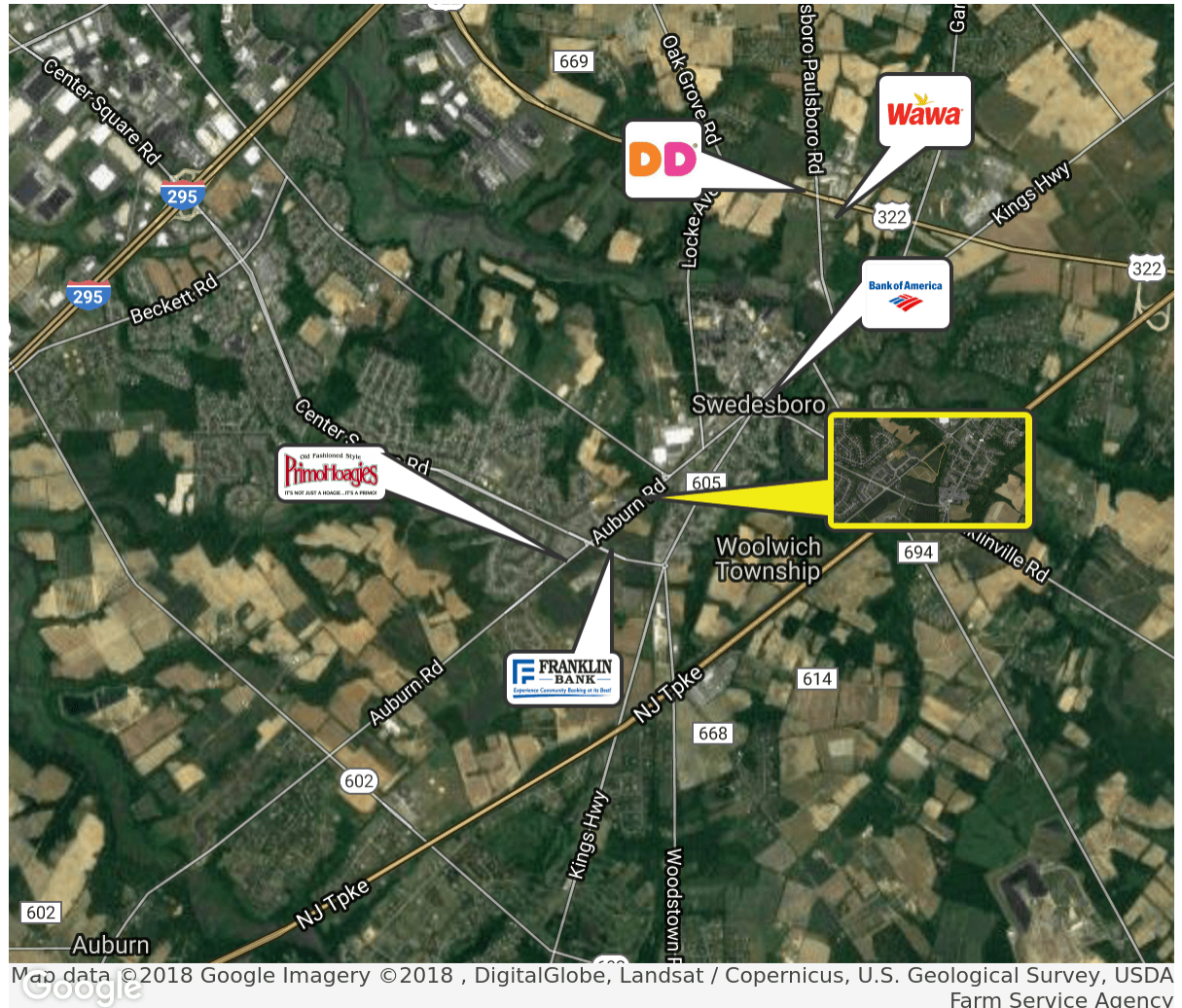


## PROPERTY DESCRIPTION

- Location** 1030-1040 Auburn Road Woolwich Township, NJ 08085
- Acres Available** +/-4.72 Acres
- Sale Price** \$975,000
- Property / Area Description**
- +/- 4.72 acres of cleared farm land
  - Approximately 500 Feet of frontage
  - Premier development site in one of the fast growing areas of Southern New Jersey
  - Site benefits from superior demographics and prominent visibility
  - Located minutes from Route I-295 and the New Jersey Turnpike
  - Property has commercial overlay zoning (Non-Residential). Permitted uses are medical, professional, retail sales (including alcohol package goods), banking, restaurants, fast food, funeral homes and personal services
  - Owner will also consider a Ground Lease Opportunity

## Contact Us

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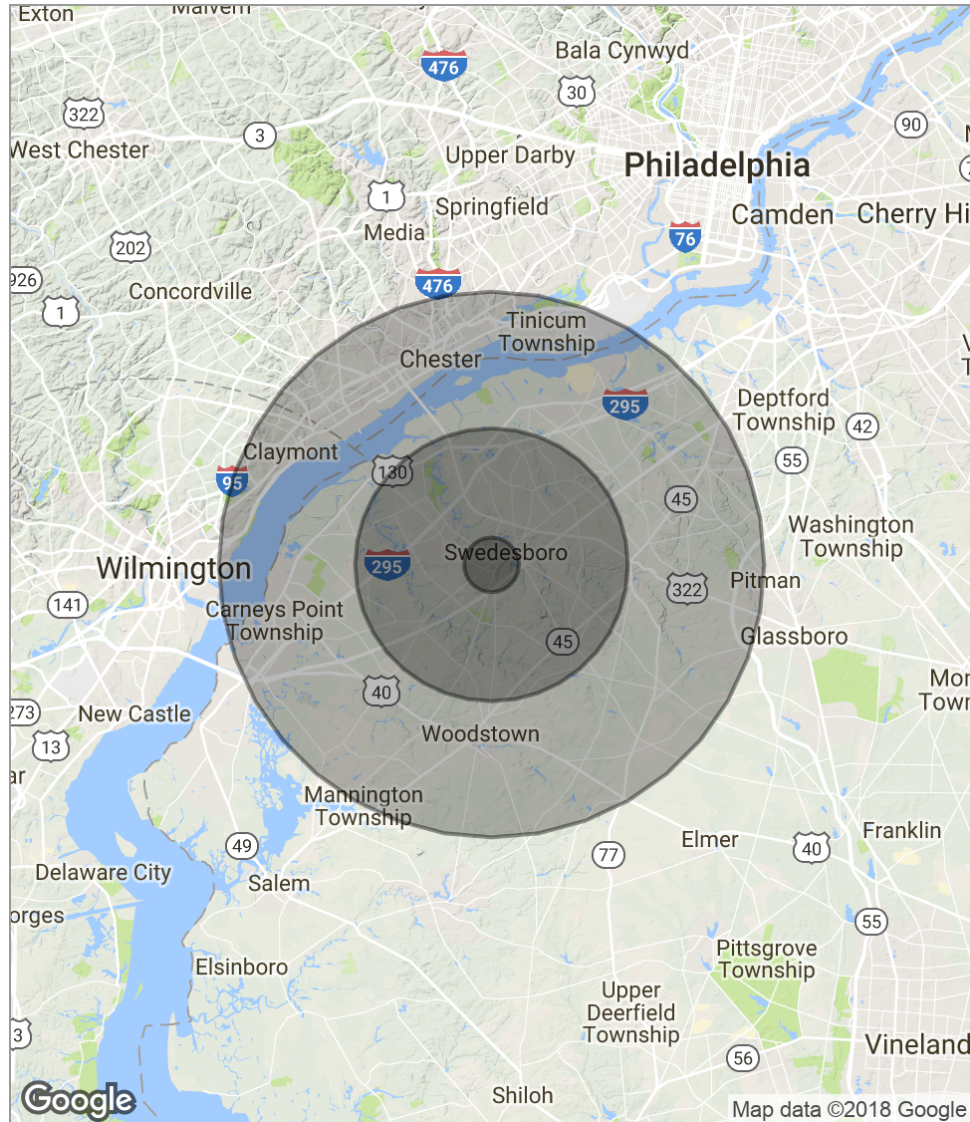


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## DEMOGRAPHICS MAP



| POPULATION          | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 3,140  | 27,235  | 207,225  |
| Median age          | 34.5   | 35.2    | 36.6     |
| Median age (male)   | 34.1   | 34.4    | 35.1     |
| Median age (Female) | 35.0   | 35.9    | 37.9     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,096     | 8,853     | 75,786    |
| # of persons per HH | 2.9       | 3.1       | 2.7       |
| Average HH income   | \$79,615  | \$104,209 | \$70,705  |
| Average house value | \$286,846 | \$360,082 | \$256,788 |

*\* Demographic data derived from 2010 US Census*

| TRAFFIC COUNT - ADDRESS    | AVG. DAILY VOLUME | MILES FROM SUBJECT PROP. |
|----------------------------|-------------------|--------------------------|
| Auburn Ave & Hollandale Rd | 7,411             | .09                      |
| Auburn Ave & High Hill Rd  | 12,571            | .24                      |
| Auburn Ave & Locke Ave     | 9,400             | .37                      |

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