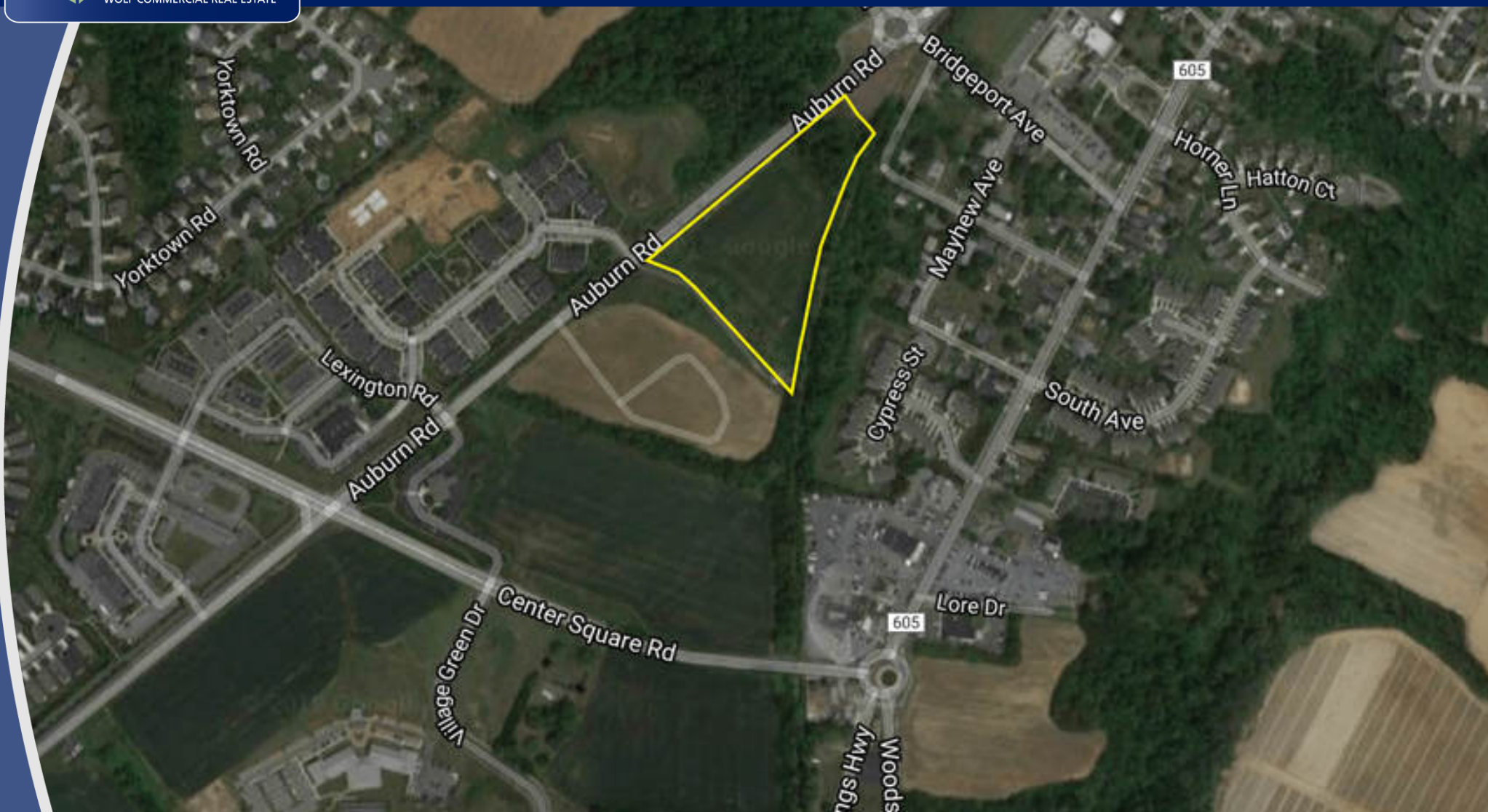




PREMIER WOOLWICH TOWNSHIP LAND SITE FOR SALE



1030-1040 AUBURN ROAD | WOOLWICH TOWNSHIP, NJ

Wolf Commercial Real Estate

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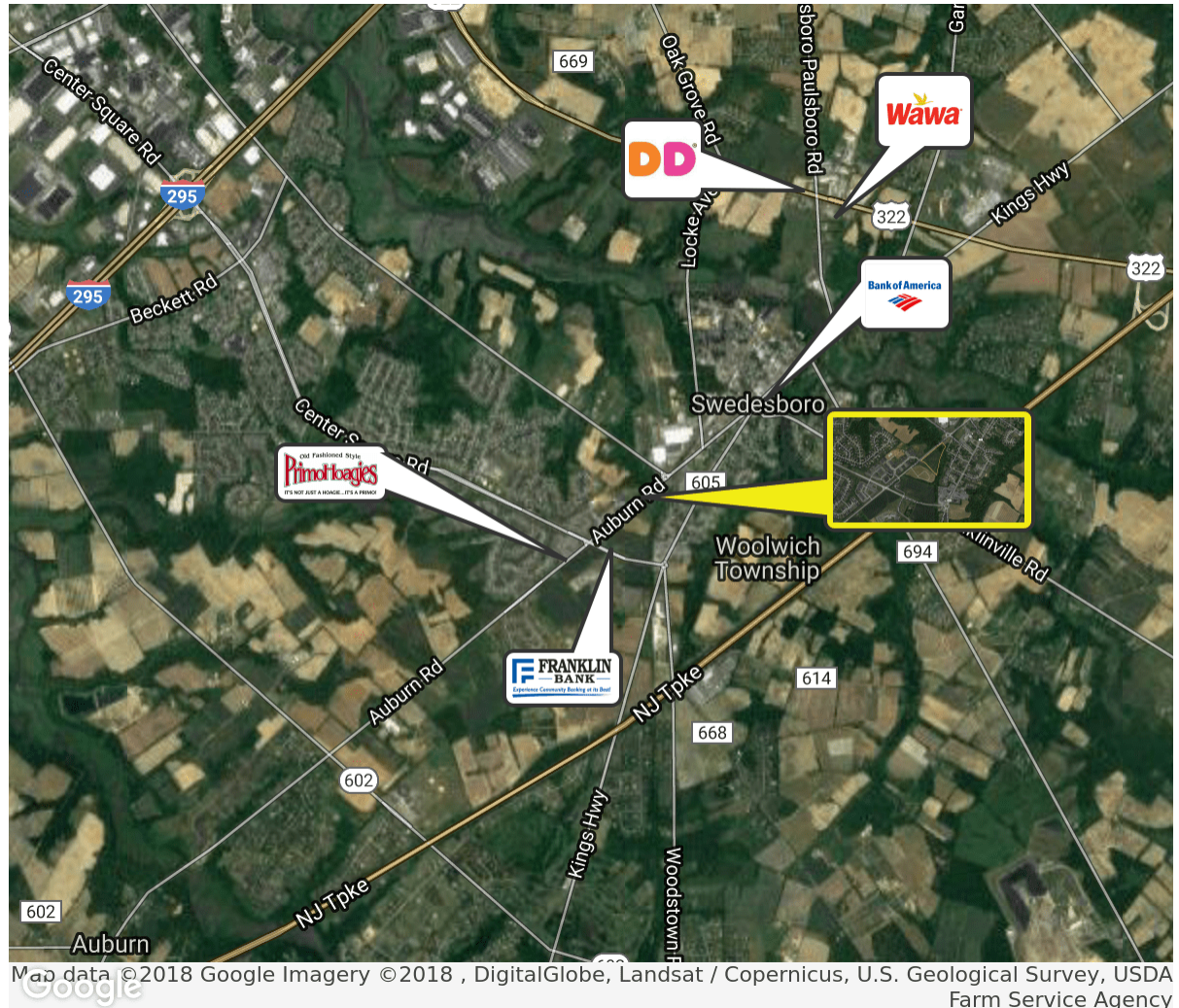
www.WolfCRE.com

PROPERTY DESCRIPTION

Location	1030-1040 Auburn Road Woolwich Township, NJ 08085
Acres Available	+/-4.72 Acres
Sale Price	\$975,000
Property / Area Description	<ul style="list-style-type: none"> +/- 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

Contact Us

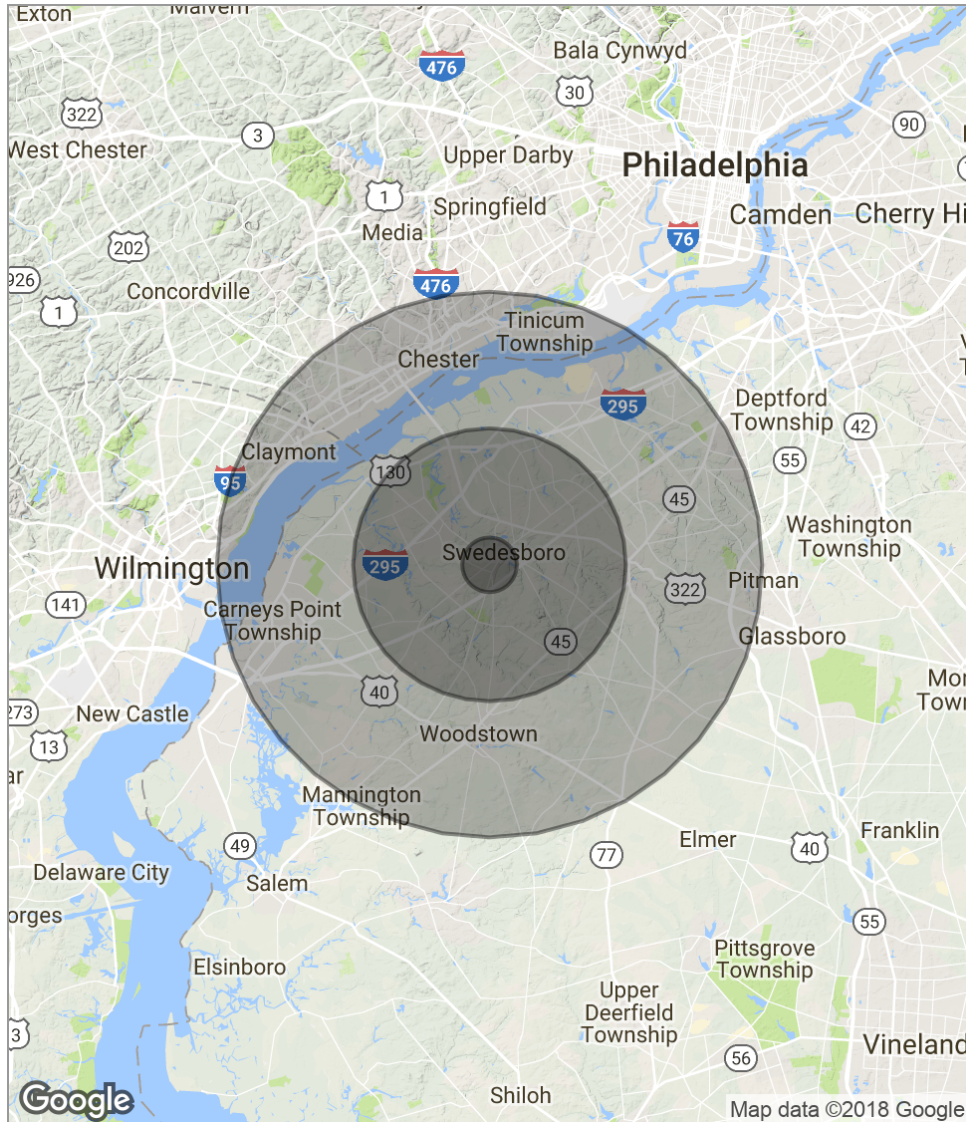
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DEMOGRAPHICS MAP



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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