PREMIER LAND SITE AVAILABLE FOR SALE

HOLLY AVE & WHITE HORSE PIKE | GALLOWAY, NJ

www.WolfCRE.com
PROPERTY DETAILS & HIGHLIGHTS

Property Address:
Holly Ave & White Horse Pike, Galloway, NJ 08205
Block 796, Lot 1 and Block 797, Lots 1, 2, 3 & 4

Property Type:
Land

Lot Size:
3.18 AC

Zoning:
Highway Commercial-1

PROPERTY OVERVIEW
Development Opportunity

LOCATION OVERVIEW
Corner of Holly Ave to Genista Ave on White Horse Pike (Route 30)

Development Opportunity in expanding market of Stockton University & AtlantiCare Medical Center

+/- 3.18 Acres of vacant land on major highway

Approximately 330 feet of frontage on Route 30 or White Horse Pike

Zoned Highway Commercial-1

Galloway Township very open to multiple site development possibilities

Previously Approved for Strip Center with 2 buildings for +/– 14,000 SF of Space and 75 Parking Spots

Located 2.6 miles from Stockton University’s main campus

Located 1.5 miles from AtlantiCare Regional Medical Center Mainland Campus

Contact Us

Ryan J. Barikian
Senior Associate
856 857 6307
ryan.barikian@wolfcre.com

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### Demographics Map

#### Holly Ave & White Horse Pike Galloway, NJ

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>3,185</td>
<td>29,434</td>
<td>74,918</td>
</tr>
<tr>
<td>Median age</td>
<td>36.8</td>
<td>32.2</td>
<td>34.7</td>
</tr>
<tr>
<td>Median age (male)</td>
<td>36.1</td>
<td>31.9</td>
<td>34.5</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>37.1</td>
<td>32.5</td>
<td>35.3</td>
</tr>
</tbody>
</table>

#### Households & Income

<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>1,018</td>
<td>6,750</td>
<td>23,134</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>3.1</td>
<td>4.4</td>
<td>3.2</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$77,854</td>
<td>$73,805</td>
<td>$66,989</td>
</tr>
<tr>
<td>Average house value</td>
<td>$166,879</td>
<td>$204,524</td>
<td>$224,638</td>
</tr>
</tbody>
</table>

*Demographic data derived from 2010 US Census*