



1003 TILTON ROAD | NORTHFIELD, NJ



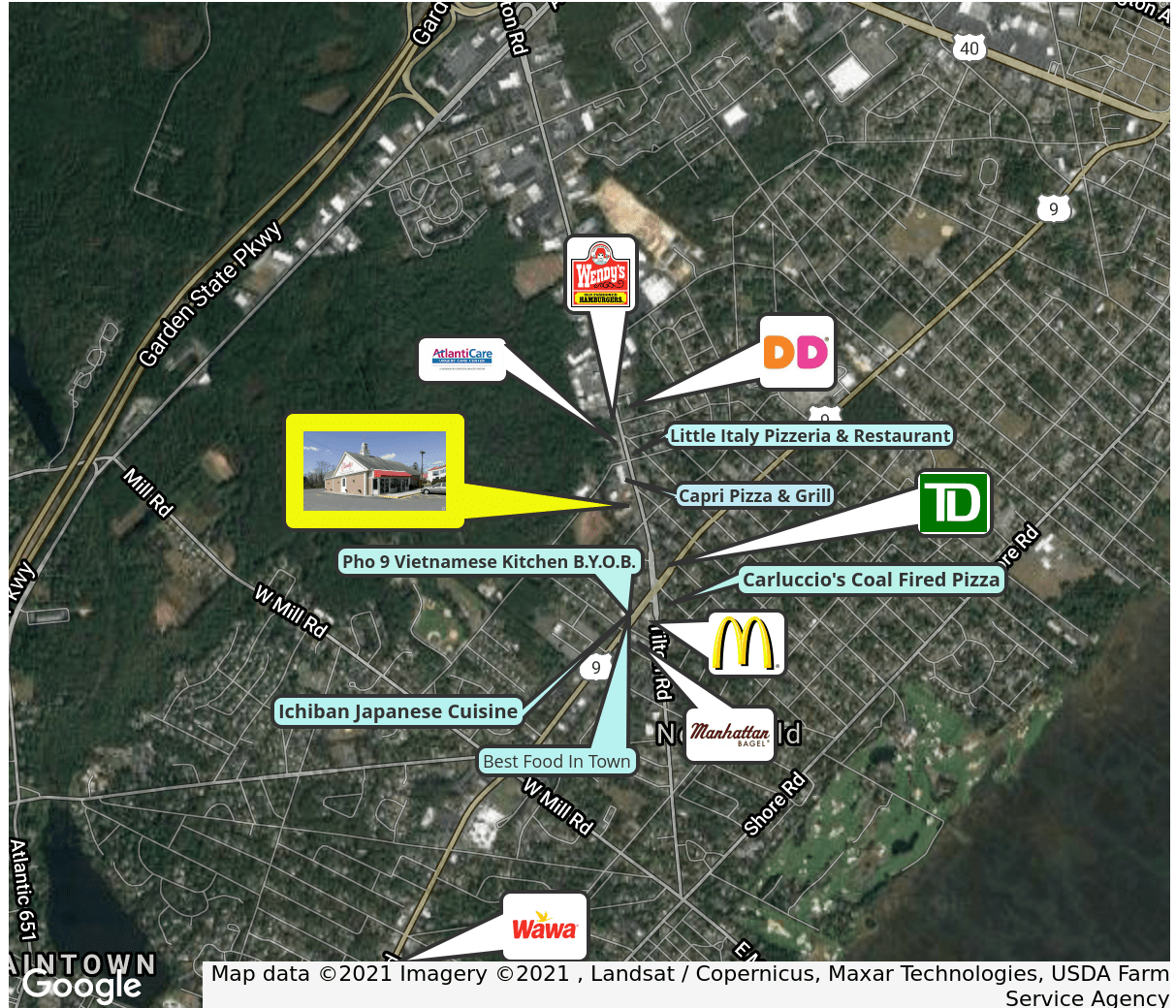
## PROPERTY DESCRIPTION

<b>Location</b>	1003 Tilton Road Northfield, NJ 08225
<b>Size / SF Available</b>	3,054 SF
<b>Price</b>	Sale: \$1,600,000 Lease: \$70,000/Year NNN
<b>Occupancy</b>	Available for immediate occupancy
<b>Signage</b>	Freestanding pylon and storefront façade signage
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>Formerly occupied as a Friendly's Restaurant</li> <li>Available for immediate occupancy</li> <li>Well maintained and landscaped property</li> <li>Abundant parking, highly visible signage, and within close proximity to many high-traffic retailers</li> <li>Within close proximity to Atlantic City Expressway and Garden State Parkway. Excellent access to Atlantic City, Margate and all shore points</li> <li>Heavily traveled location in a high demographic area</li> </ul>

## Contact Us

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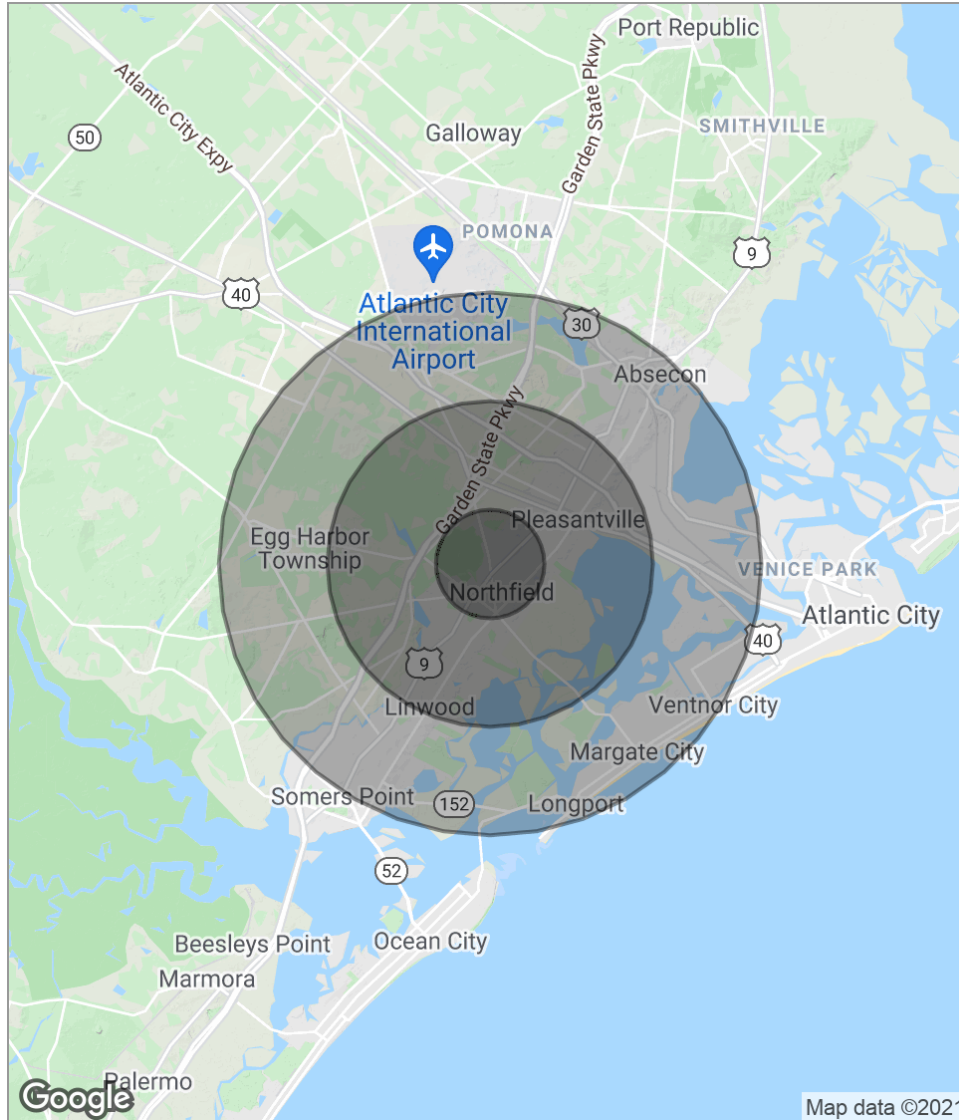


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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,777	43,540	97,836
Median age	41.2	38.6	39.9
Median age (male)	39.3	36.9	38.7
Median age (Female)	43.5	40.6	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,783	15,365	36,249
# of persons per HH	2.8	2.8	2.7
Average HH income	\$79,212	\$77,345	\$77,335
Average house value	\$292,611	\$279,281	\$289,652

*\* Demographic data derived from 2010 US Census*

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