



## PREMIER HAINESPORT ROUTE 38 DEVELOPMENT OPPORTUNITY FOR SALE



1285 ROUTE 38 | HAINESPORT, NJ



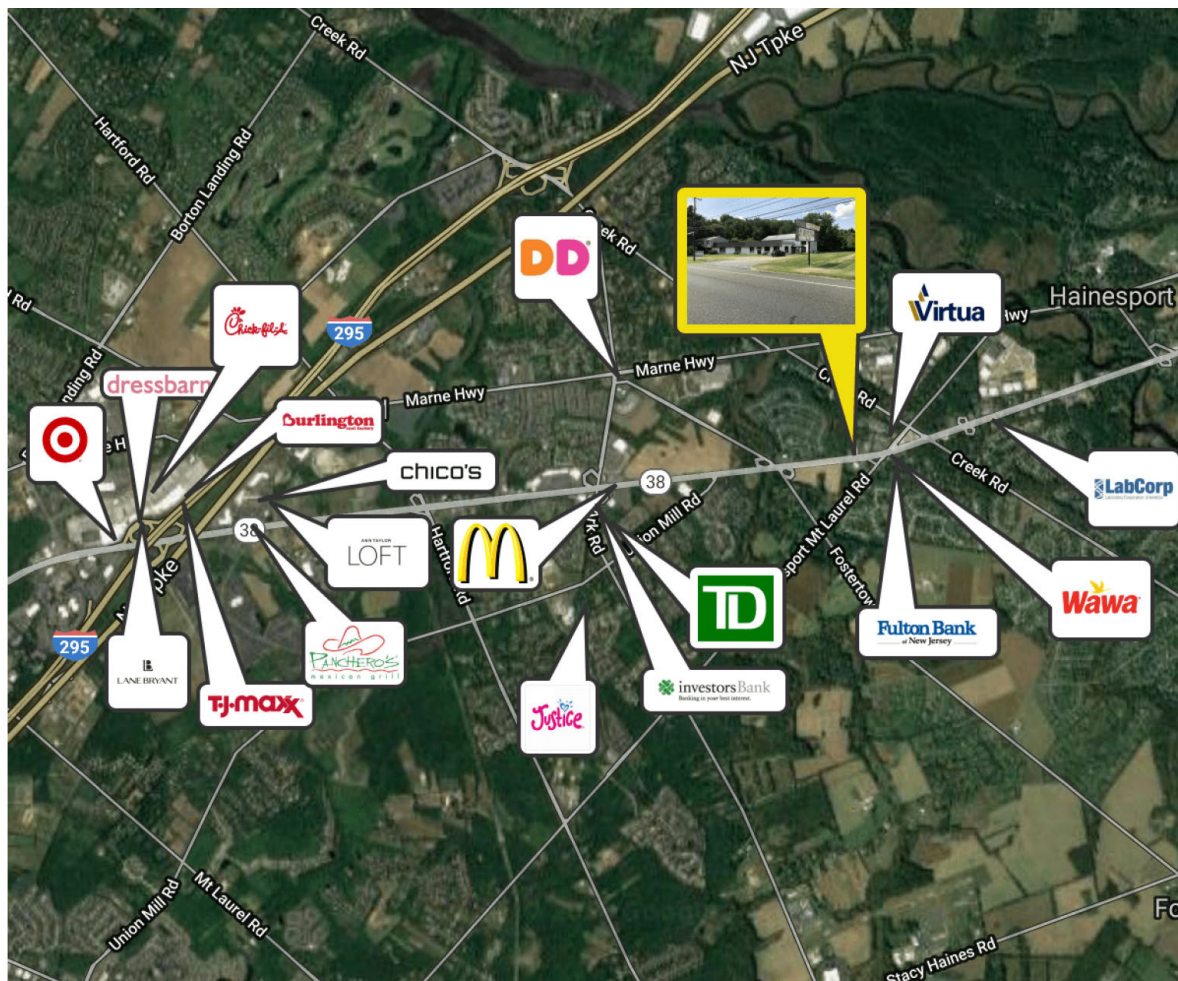
Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)





## PROPERTY DESCRIPTION

- Location** 1285 Route 38  
Hainesport, NJ 08036
- Size / SF Available** Three (3) existing mix use buildings:  
Retail: +/- 5,304; Dwelling: +/- 2,020;  
Shop & Storage: +/- 2,310 .89 Acre Site
- Sale Price** \$449,000
- Occupancy** Available for immediate occupancy
- Signage** Pylon/building signage available
- Property / Area Description**
- Highly visible Route 38 development opportunity
  - Zoned Highway Commercial with 221 feet of frontage
  - Ideal for Retail, Professional & Medical Offices Located in a Redevelopment Zone
  - Situated on well traveled Route 38 Westbound in between two (2) signalized intersections: Hainesport Mount Laurel Road and Route 38 and Masonville Fostertown Road and Route 38.
  - Location is within close proximity to I-295, New Jersey Turnpike and Route 73
  - Nearby amenities include local shopping, big box grocers and retailers



## Contact Us

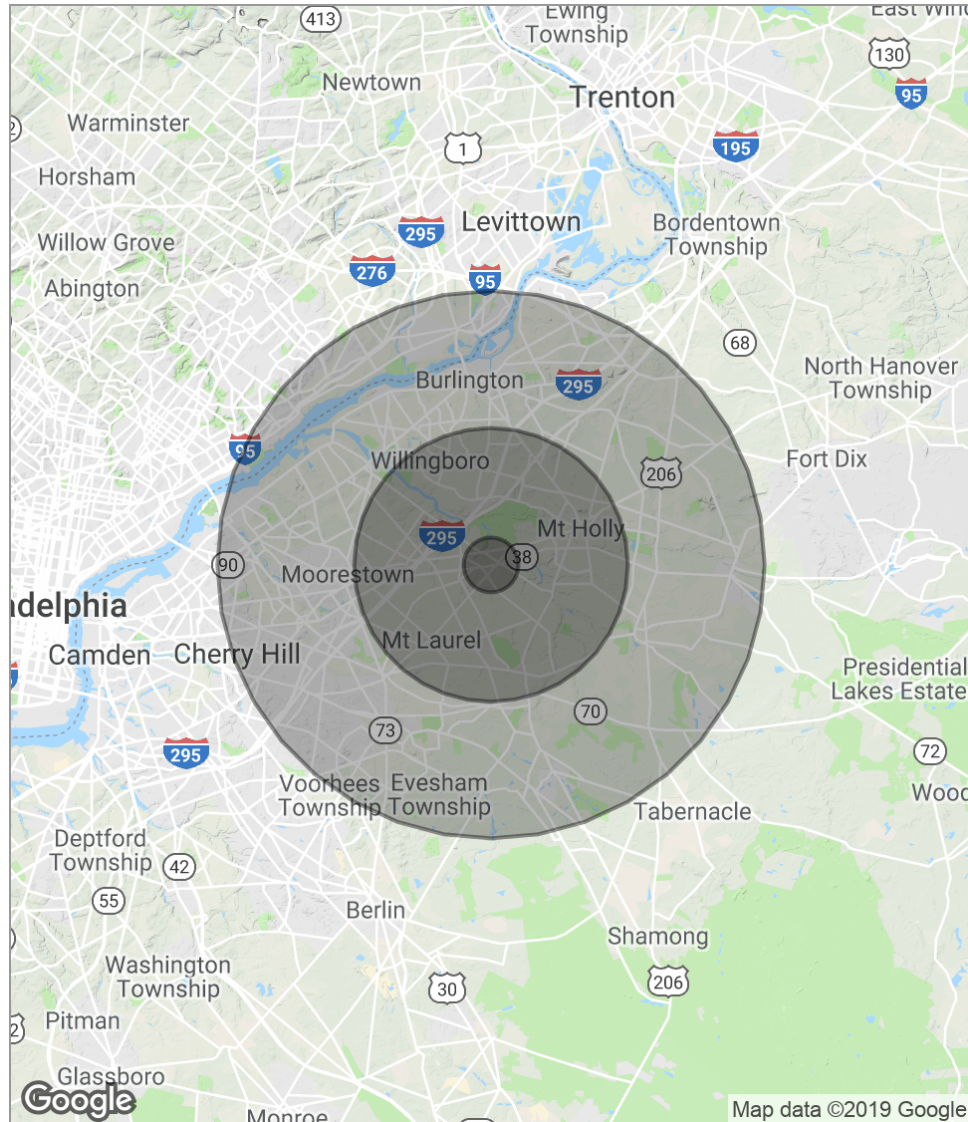
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,397	113,341	467,613
Median age	39.9	40.0	40.1
Median age (male)	38.7	38.7	38.9
Median age (Female)	41.9	41.3	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,796	42,168	176,625
# of persons per HH	2.4	2.7	2.6
Average HH income	\$98,652	\$100,287	\$92,781
Average house value	\$357,968	\$310,344	\$304,677

*\* Demographic data derived from 2010 US Census*

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