PREMIER HAINESPORT ROUTE 38 DEVELOPMENT OPPORTUNITY FOR SALE

1285 ROUTE 38 I HAINESPORT, NJ

Wolf Commercial Real Estate
www.WolfCRE.com
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**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**
Call for more information

**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**
April Loomis  l  Senior Associate
856 857 6308  l  april.loomis@wolfcre.com

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MARLTON, NJ | PHILADELPHIA | KING OF PRUSSIA, PA
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<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
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<tbody>
<tr>
<td><strong>POPULATION</strong></td>
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<tr>
<td>Total population</td>
<td>4,397</td>
<td>113,341</td>
<td>467,613</td>
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<tr>
<td>Median age</td>
<td>39.9</td>
<td>40.0</td>
<td>40.1</td>
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<tr>
<td>Median age (male)</td>
<td>38.7</td>
<td>38.7</td>
<td>38.9</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>41.9</td>
<td>41.3</td>
<td>41.2</td>
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<tr>
<td><strong>HOUSEHOLDS &amp; INCOME</strong></td>
<td></td>
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<tr>
<td>Total households</td>
<td>1,796</td>
<td>42,168</td>
<td>176,625</td>
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<tr>
<td># of persons per HH</td>
<td>2.4</td>
<td>2.7</td>
<td>2.6</td>
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<tr>
<td>Average HH income</td>
<td>$98,652</td>
<td>$100,287</td>
<td>$92,781</td>
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<tr>
<td>Average house value</td>
<td>$357,968</td>
<td>$310,344</td>
<td>$304,677</td>
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*Demographic data derived from 2010 US Census*