FLEX PROPERTY AVAILABLE FOR SALE

110 SOUTH HARDING HIGHWAY  |  LANDISVILLE, NJ

Wolf Commercial Real Estate
www.WolfCRE.com
## Location
110 South Harding Highway  
Landisville, NJ 08326

## Size / SF Available
2,400 SF

## Sale Price
$175,000

## Occupancy
Available for immediate occupancy

## Property / Area Description
- Highly visible flex building located on Route 40 in Buena Borough
- Flex Space with multiple offices, kitchen and bathroom
- Available for immediate occupancy
- Ideal for a variety of uses
- Situated on .25 acres
- Fenced/Gated Storage Yard
- High Traffic Counts in a centralized location
- Convenient access to Routes 55, 40 & Atlantic City Expressway

### Contact Us
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**Demographics Map & Report**

### Population

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>1,863</td>
<td>30,738</td>
<td>134,021</td>
</tr>
<tr>
<td>Median age</td>
<td>35.3</td>
<td>39.7</td>
<td>38.1</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>30.8</td>
<td>37.4</td>
<td>36.3</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>38.0</td>
<td>42.0</td>
<td>39.8</td>
</tr>
</tbody>
</table>

### Households & Income

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>690</td>
<td>11,037</td>
<td>47,150</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.7</td>
<td>2.8</td>
<td>2.8</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$61,558</td>
<td>$74,378</td>
<td>$70,624</td>
</tr>
<tr>
<td>Average house value</td>
<td>$254,809</td>
<td>$224,814</td>
<td></td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census

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