



56 CHESTNUT STREET | LUMBERTON, NJ



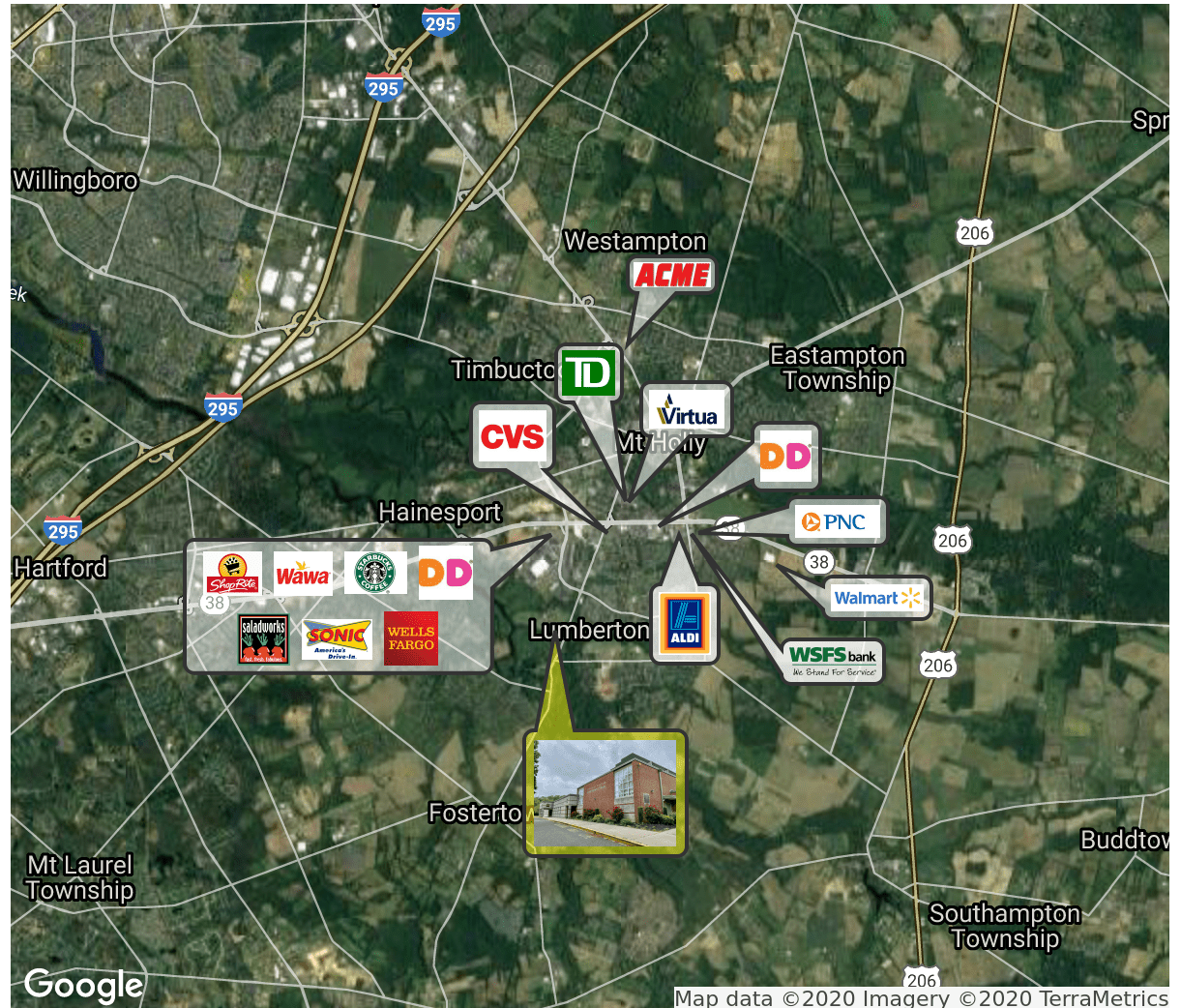
## PROPERTY DESCRIPTION

<b>Location</b>	56 Chestnut Street Lumberton, NJ 08048
<b>Size / SF Available</b>	Elementary School: 53,406 SF EDC Building: 2,400 sf
<b>Lease Price</b>	Elementary School: \$10.00/SF (NNN) EDC Building: \$17.00/SF (NNN) Property is situated on +/- 24 acres
<b>Sale Price</b>	Call for more information
<b>Occupancy</b>	Available for immediate occupancy
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• 2 buildings utilized by Lumberton School District</li> <li>• Property is fit-out with classrooms, gymnasium, administrative offices and restrooms</li> <li>• Abundant parking</li> <li>• Ideal property for a daycare, private school, non-profits, professional offices or redevelopment</li> <li>• Easy access to Route I-295 and Route 38</li> </ul>

## Contact Us

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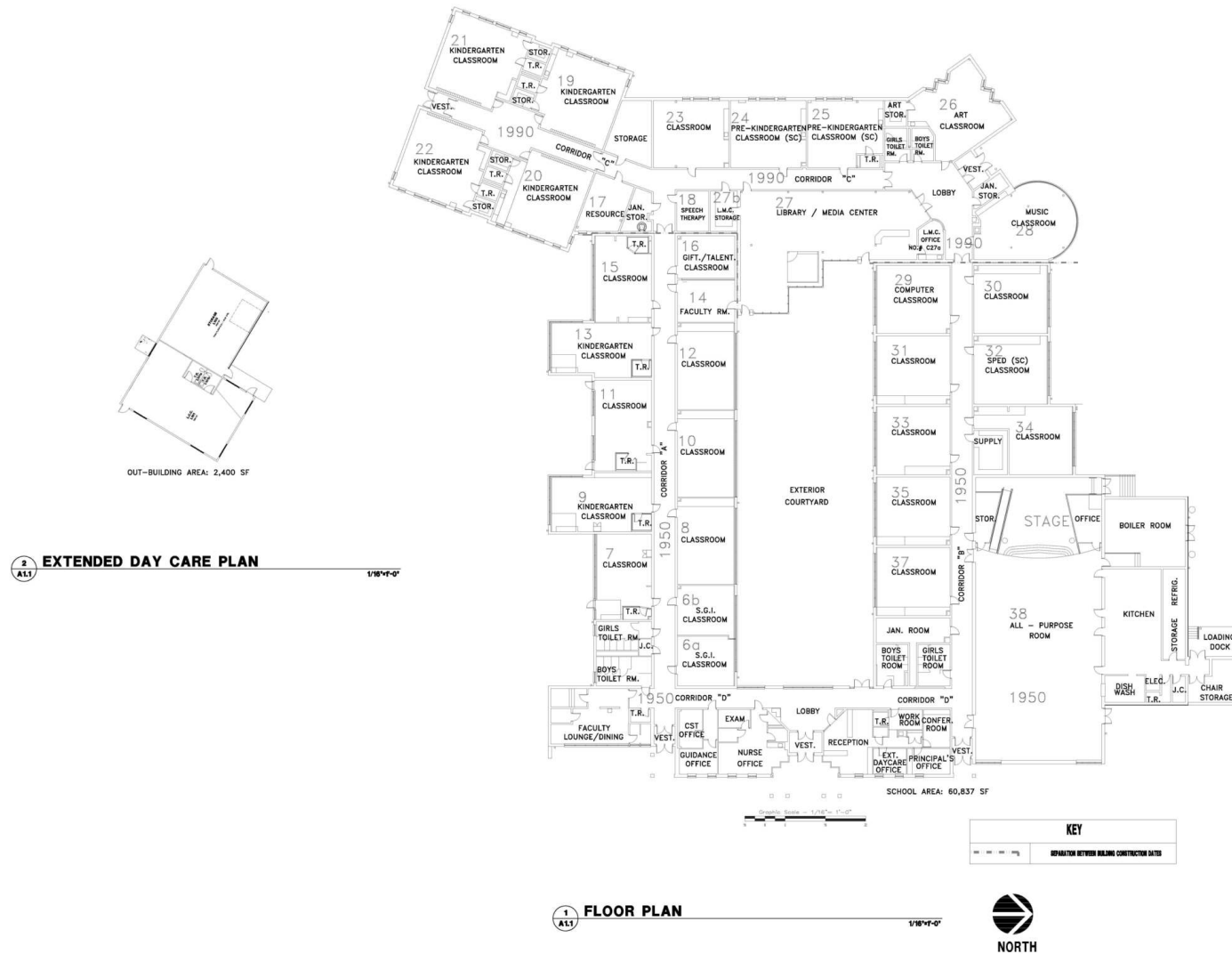


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FLOOR PLANS



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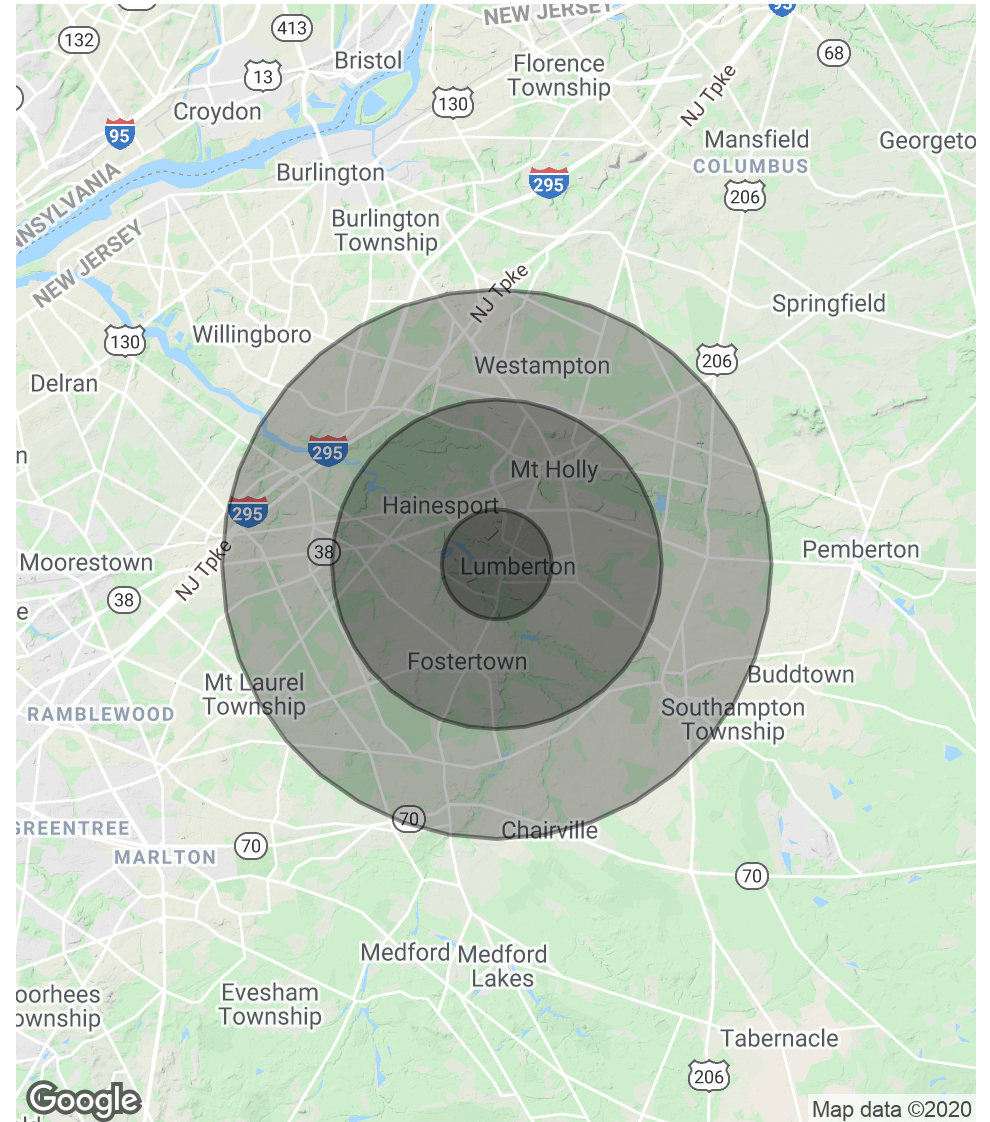
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,489	32,561	80,730
Average age	38.0	37.1	38.0
Average age (Male)	37.0	36.0	37.1
Average age (Female)	40.1	38.5	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,527	11,630	30,827
# of persons per HH	2.9	2.8	2.6
Average HH income	\$101,038	\$87,389	\$92,445
Average house value	\$311,415	\$296,533	\$307,944

\* Demographic data derived from 2010 US Census



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