



PREMIER LAND SITE AVAILABLE FOR SALE



1292 U.S. ROUTE 9 | OCEAN VIEW, NJ



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





## PROPERTY DESCRIPTION

- Location** 1292 US Route 9  
Ocean View, NJ 08230
- Acres Available** 1.06 Acres
- Sale Price** \$500,000
- Property / Area Description**
- Well-located site just on Route 9 and minutes from the Garden State Parkway
  - Within close vicinity of Strathmere, Ocean City, and Sea Isle City
  - Ownership is willing to sell, lease, or build to suit
  - Located in front of Ownerships' Self Storage
  - Units on the premises
  - Located in Dennis Township, Cape May County, NJ
  - Potential uses including, but not limited to: distribution, warehouse, office, retail, restaurant, places of worship, and more

## Contact Us

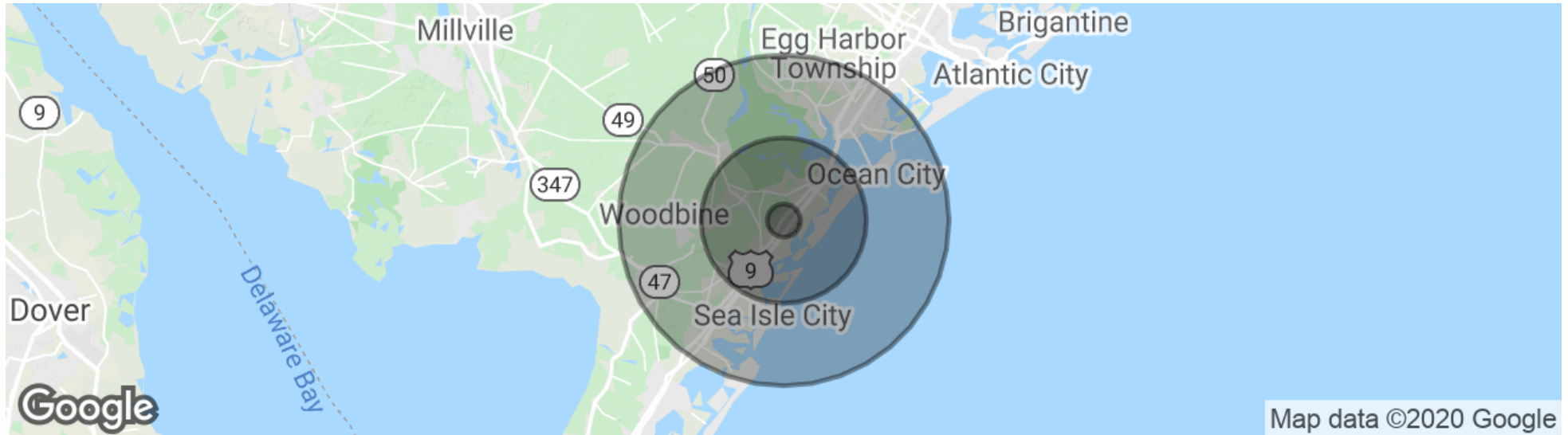
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	807	16,119	70,433
Average age	46.7	47.8	45.0
Average age (Male)	45.0	46.1	43.6
Average age (Female)	48.8	49.4	45.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	338	7,109	29,947
# of persons per HH	2.4	2.3	2.4
Average HH income	\$95,317	\$88,327	\$83,110
Average house value	\$311,798	\$317,463	\$365,629

\* Demographic data derived from 2010 US Census



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