



18 NORTH VIRGINIA AVENUE | PENNS GROVE, NJ



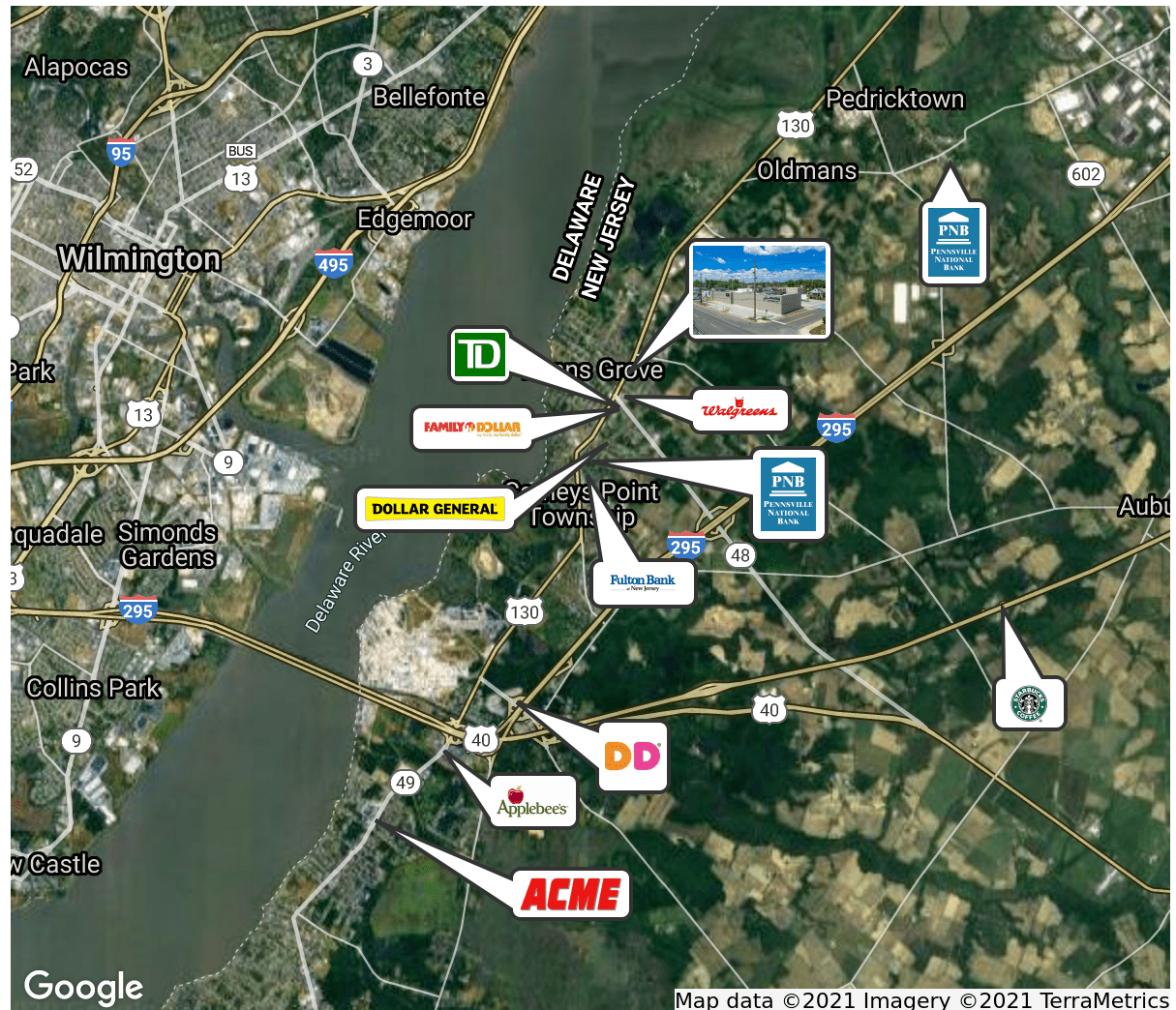
## PROPERTY DESCRIPTION

<b>Location</b>	18 North Virginia Avenue Penns Grove, NJ 08069
<b>Size / SF Available</b>	+/- 25,000 SF fully refrigerated industrial building +/- 1,200 SF office area Situated on +/- .95 acres
<b>Sale Price</b>	\$800,000
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Ceiling Height 10' to 20'</li> <li>• Built in 1970</li> <li>• Fire protection includes fire alarm systems, sprinklers, and smoke detectors</li> <li>• Warehouse has several roof mounted cooling units</li> <li>• Three (3) tailgate loading docks with seals</li> <li>• Zoning: Highway Commercial</li> <li>• Utilities: 3-Phase Power</li> <li>• Public water and sewer</li> <li>• Within close proximity to Delaware Memorial and Commodore Barry Bridges</li> </ul>

## Contact Us

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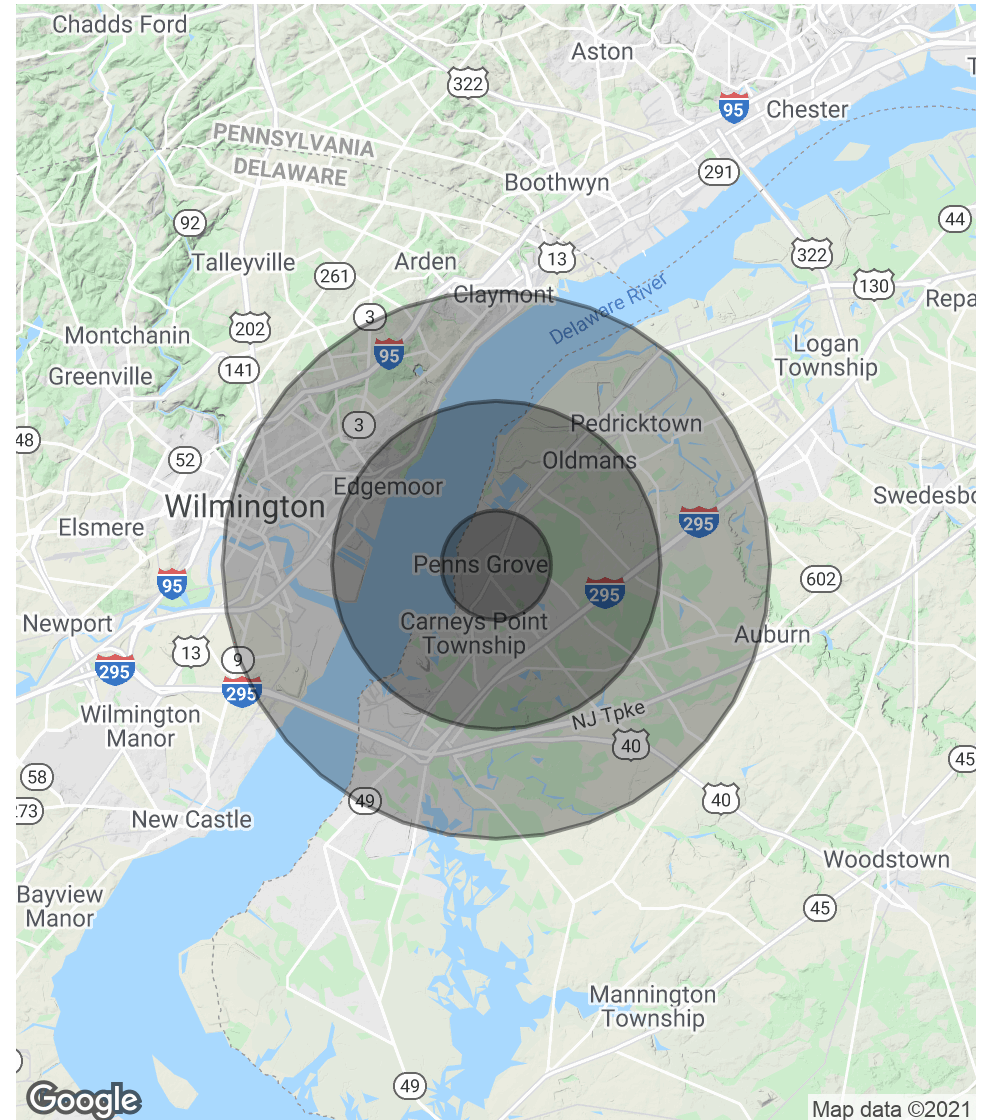
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,018	18,685	59,396
Average age	32.9	36.8	38.5
Average age (Male)	33.6	36.6	37.3
Average age (Female)	32.9	36.9	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,477	7,448	23,967
# of persons per HH	2.6	2.5	2.5
Average HH income	\$47,595	\$56,725	\$65,004
Average house value	\$134,821	\$197,560	\$237,326

\* Demographic data derived from 2010 US Census



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