



171 N. WHITE HORSE PIKE | HAMMONTON, NJ

PROPERTY DESCRIPTION

Location 171 North White Horse Pike
Hammonton, NJ 08037

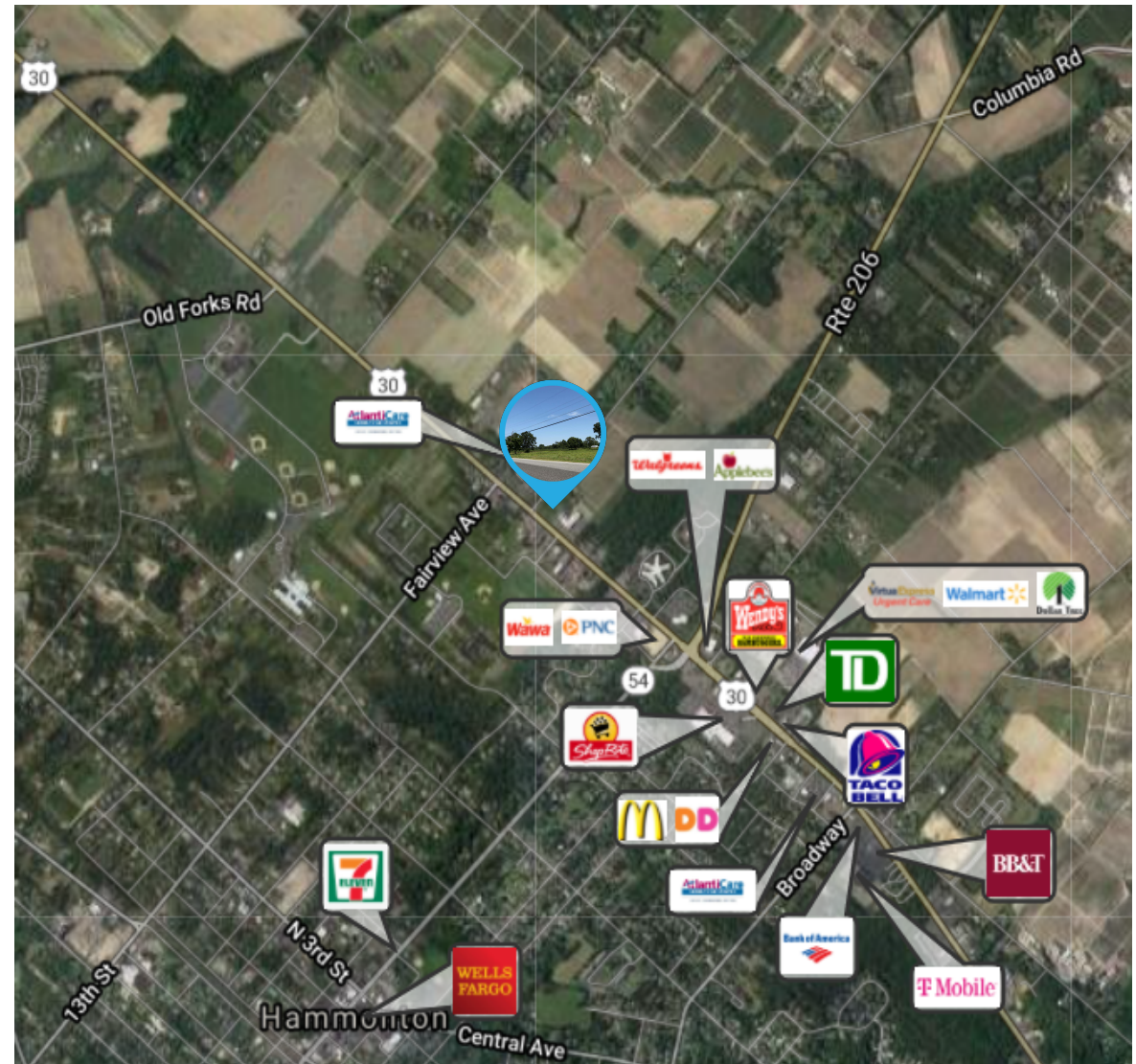
Sale Price \$649,000

Property / Area Description

- 2.3 acres of commercial land
- Zoned B-2 (Highway Commercial)
- Located adjacent to AtlantiCare Hammonton Facility
- Situated directly on highly traveled White Horse Pike
- Approximately 14,000 VPD (Vehicles Per Day)
- Premier location for medical offices, fast food restaurants, professional office, etc.
- Proposed building up to 12,000 SF
- All utilities are available to property line
- Pinelands Certificate of filing in place

Contact Us

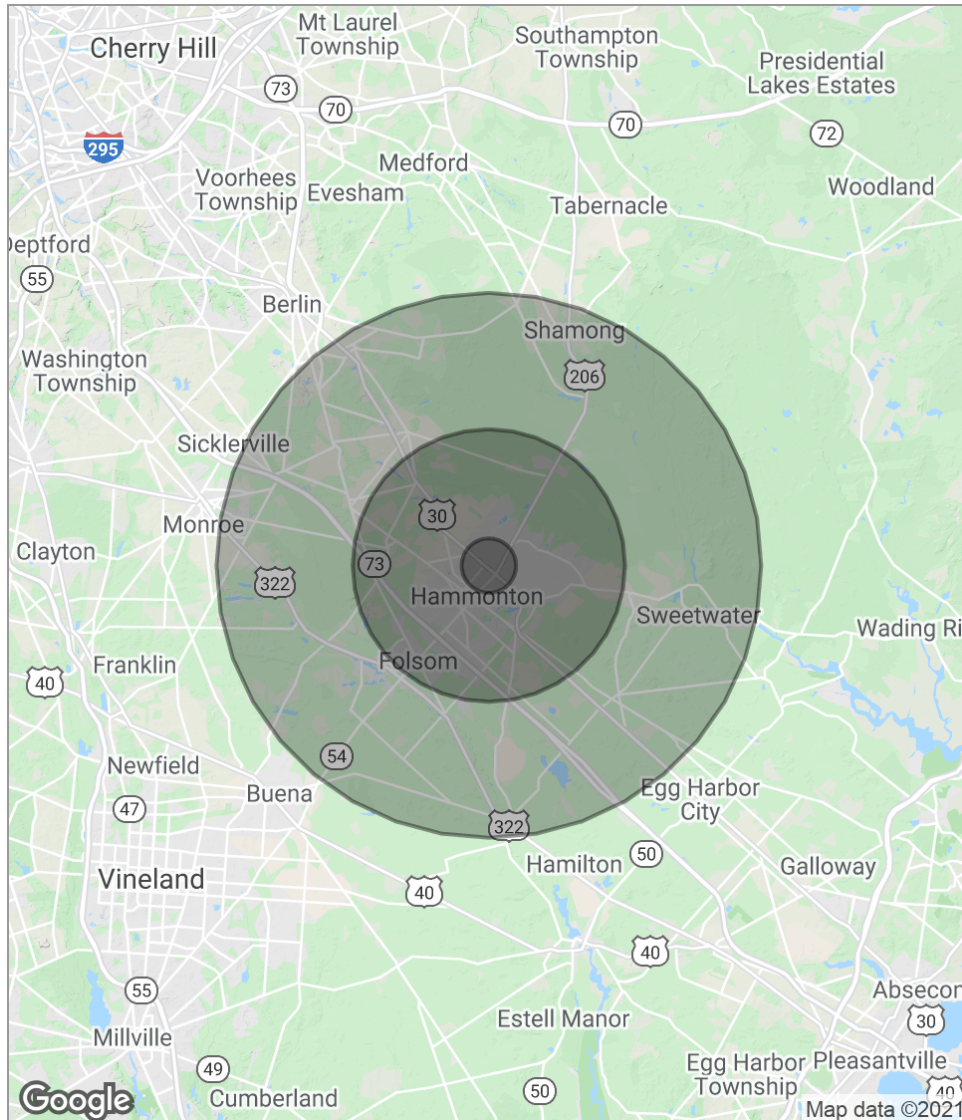
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DEMOGRAPHICS MAP

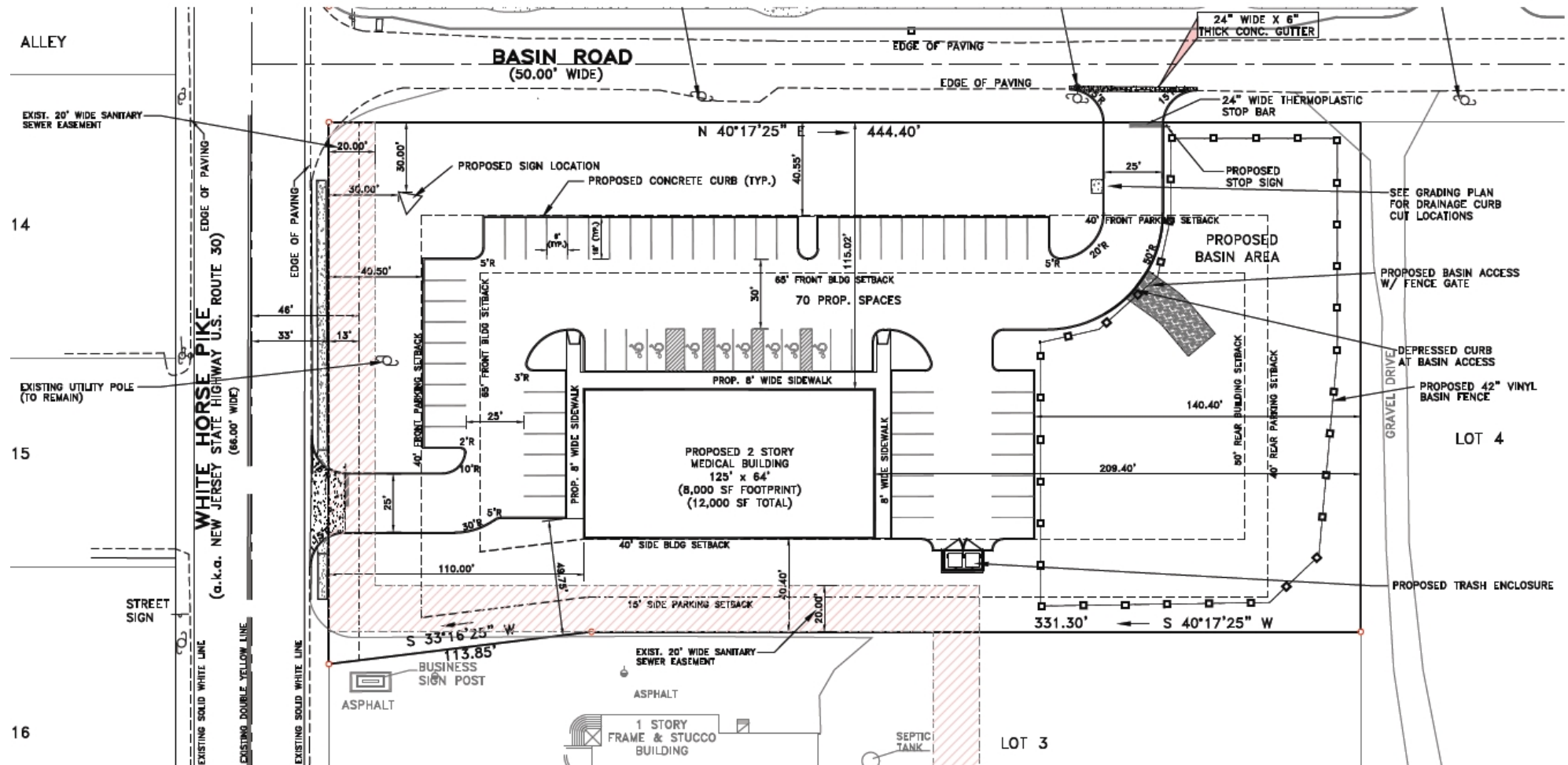


| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 1,274 | 22,882 | 68,188 |
| Median age | 43.2 | 42.2 | 41.0 |
| Median age (male) | 41.1 | 40.9 | 39.9 |
| Median age (Female) | 47.8 | 44.2 | 42.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 408 | 8,105 | 23,964 |
| # of persons per HH | 3.1 | 2.8 | 2.8 |
| Average HH income | \$65,989 | \$72,476 | \$78,918 |
| Average house value | \$264,251 | \$276,840 | \$265,190 |

** Demographic data derived from 2010 US Census*

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CONCEPTUAL PLANS



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