

PREMIER PAD-SITE & DEVELOPMENT OPPORTUNITY

7.1 ACRES
FOR
SALE



1288 ROUTE 38 HAINESPORT, NJ

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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 1288 Route 38
Hainesport, NJ 08036

SF Available: +/- 12,000 SF Building

- Situated on 7.10 Acres

Sale Price: \$850,000

PROPERTY AREA/HIGHLIGHTS

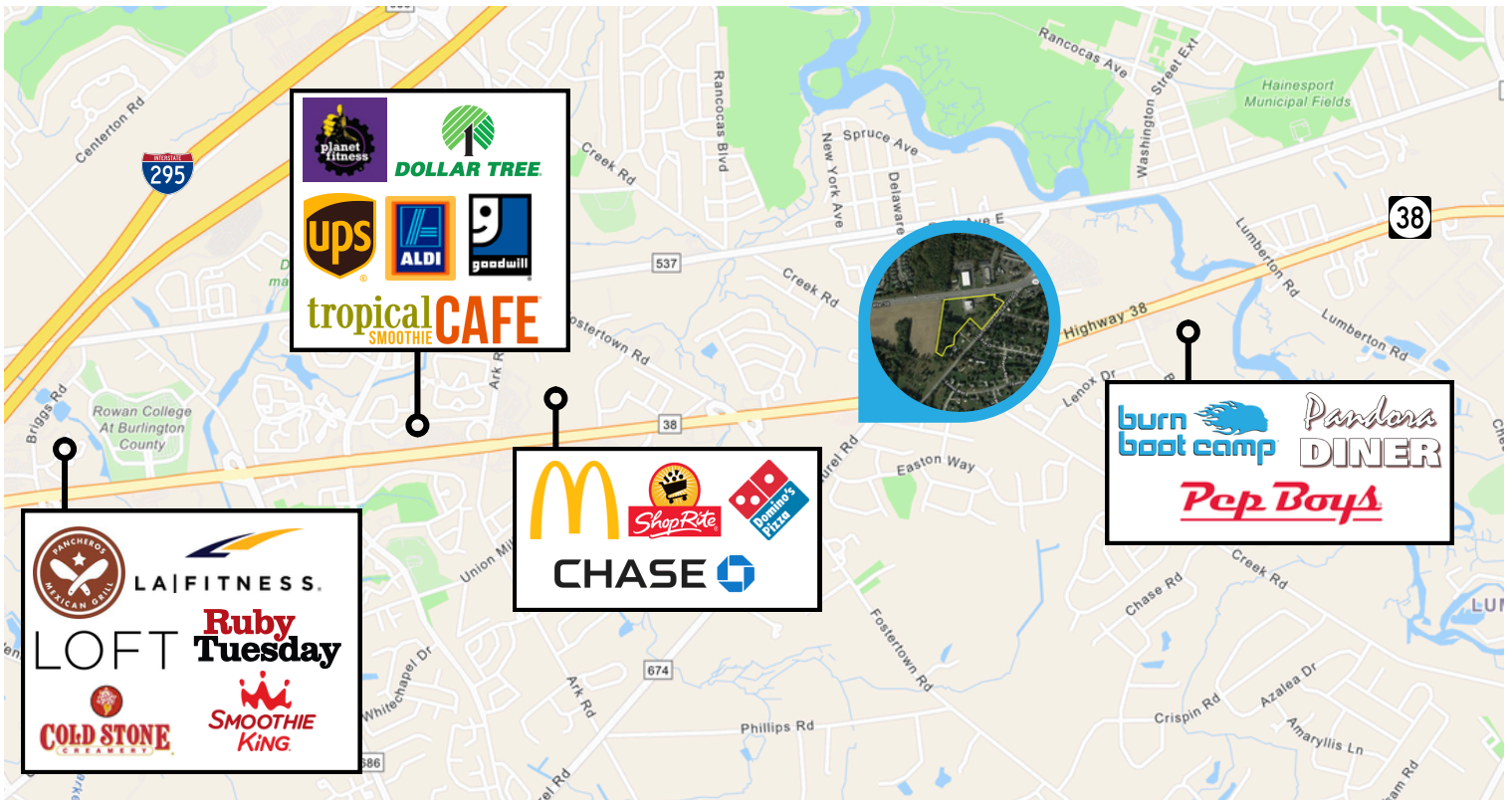
- Highly visible Route 38 pad site development opportunity
- Open vacant lots to be developed
- Ideal for Retail, Professional & Medical Offices
- Located in a Redevelopment Zone
- Positioned at a traffic light intersection (Route 38 & Hainesport Mount Laurel Road)
- Access to both sides of Route 38 through traffic light situated at corner of property
- Location is within close proximity to I-295, New Jersey Turnpike, Route 73 and 70
- Nearby amenities include local shopping, big box grocers and retailers

CONCEPT RENDERINGS



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RETAIL MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Average HH Income	\$144,408	\$134,165	\$128,783
Total Households	1,997	14,823	46,965
Total Population	4,850	36,447	121,710

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