

1288 ROUTE 38

Hainesport, NJ



PREMIER PAD-SITE & DEVELOPMENT OPPORTUNITY

+/- 12,000 SF BUILDING

7.10 ACRES

PROPERTY FEATURES

- Sale Price: \$2.2M
- Ideal for retail, professional & medical office users
- Open vacant lots to be developed
- Located in 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
- Within close proximity to I-295, NJ Turnpike, Route 73 & 70
- Nearby amenities include local shopping, big box grocers and retailers

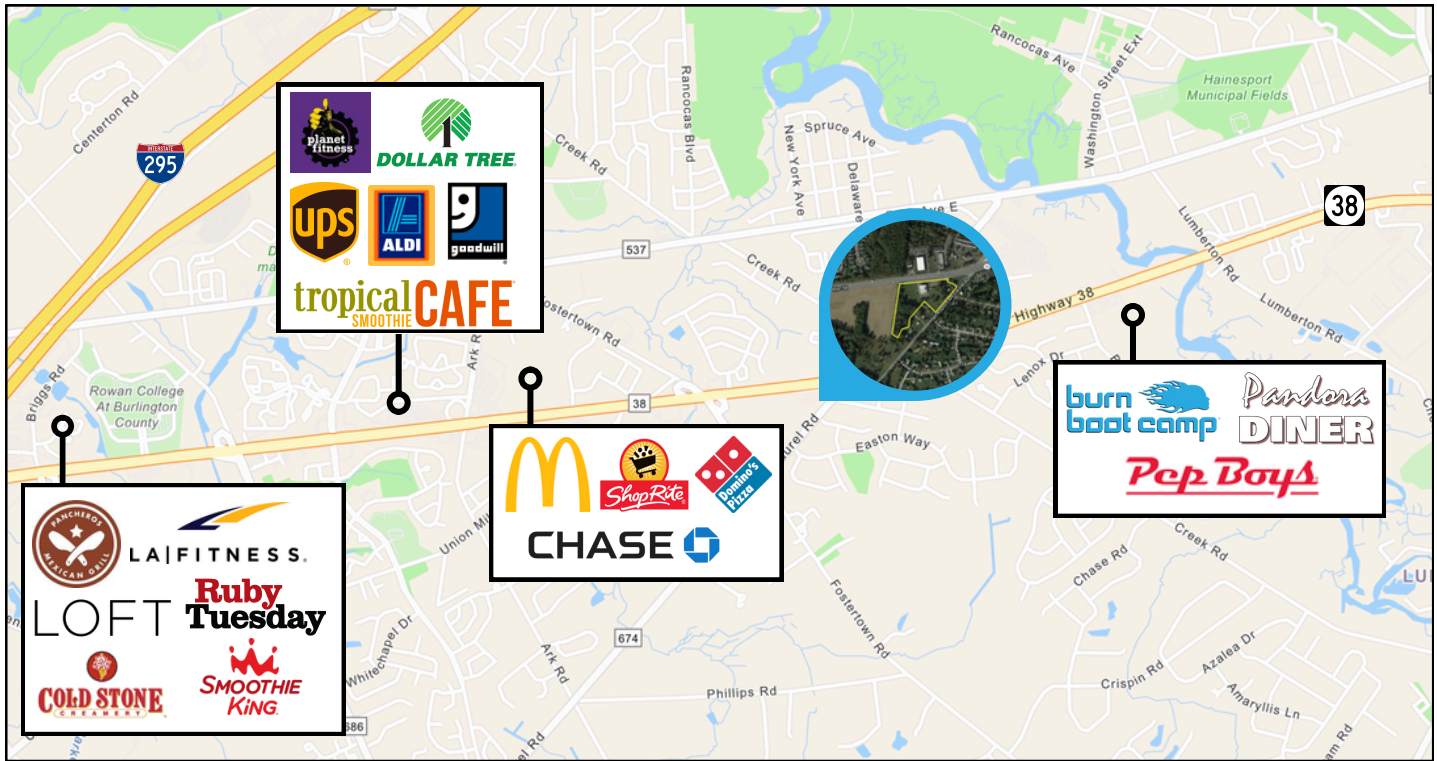


CONCEPT PLAN



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

LOCAL MAP & DEMOGRAPHICS



	 AVERAGE HOUSEHOLD INCOME	 POPULATION	 HOUSEHOLDS
1 MILE	\$144,408	4,850	1,997
3 MILES	\$134,165	36,447	14,823
5 MILES	\$128,783	121,710	46,965

NOTABLE BUSINESSES WITHIN A 5 MILE RADIUS

ENTERTAINMENT

- The Funplex
- Big Rusty
- Regal Burlington Cinema
- Laurel Lanes Bowling
- Top Golf (Mt. Laurel)

HEALTHCARE

- Virtua Hospital
- Penn Medicine
- Med Express
- Cooper Health
- Ross Center

RETAILERS

- Target
- ShopRite
- Costco
- Home Depot
- Lowe's
- T Mobile
- Petsmart

RESTAURANTS/FAST FOOD

- Panera Bread
- MOD Pizza
- Applebee's
- Johnny Longhots
- Carlucci's
- Ott's Medford
- PJ Whelihan's

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