

# 2649 FRIES MILL ROAD

Williamstown, NJ



## HIGHLY VISIBLE DEVELOPMENT OPPORTUNITY

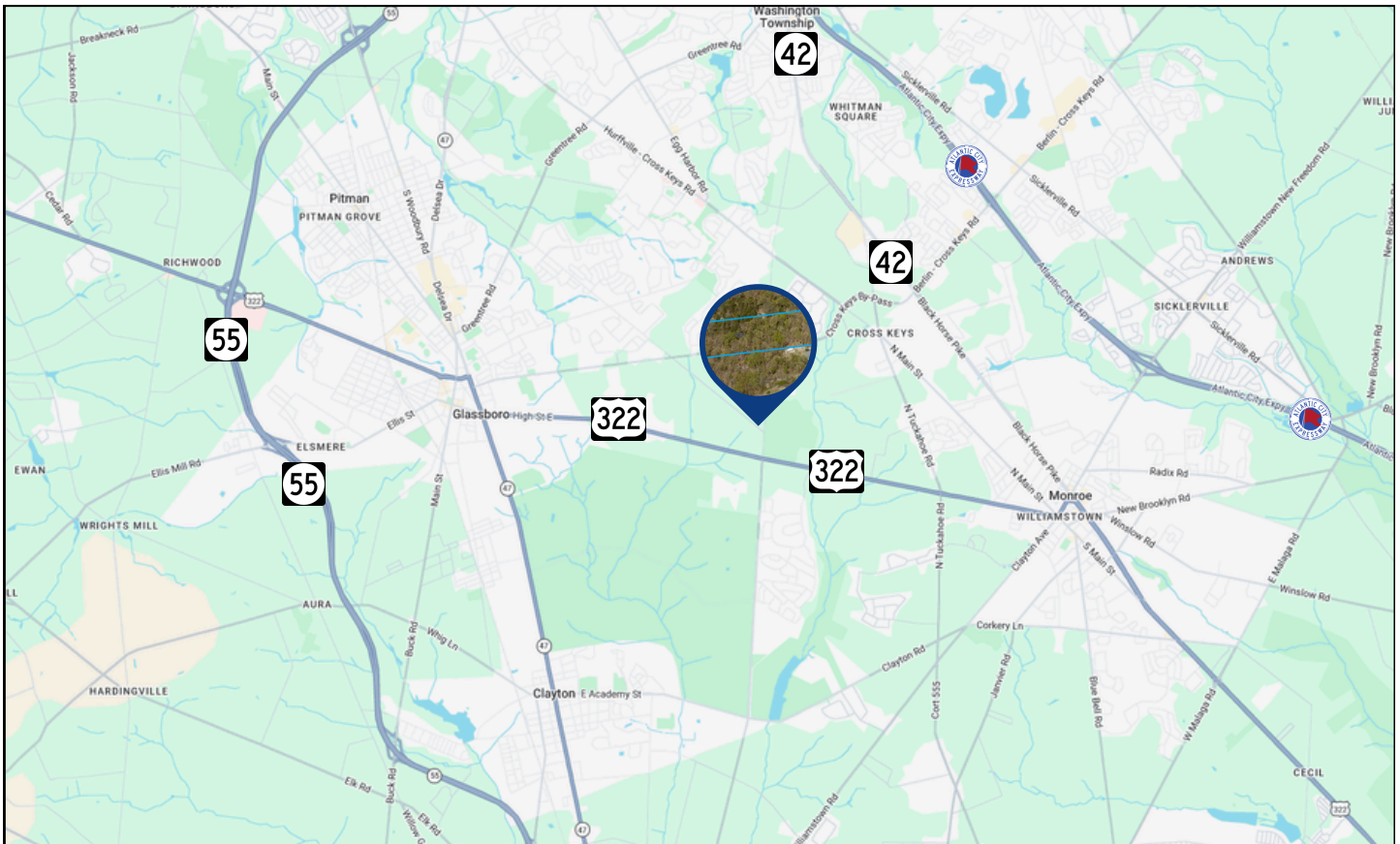
**+/- 3.40 ACRES OF LAND**

### PROPERTY FEATURES

- Price: Call for information
- Zoning: Commercial District
- Ideal for developers, investors, owner-users
- Ability for mixed-use concept, commercial or professional use
- Close proximity to Routes 42, 322, and AC Expressway
- Easy access to Philadelphia and South Jersey markets



# LOCAL MAP & DEMOGRAPHICS



## HH INCOME POPULATION HOUSEHOLDS

<b>1 Mile</b>	\$97,046	1,678	546
<b>3 Miles</b>	\$93,076	45,051	17,095
<b>5 Miles</b>	\$102,610	141,947	50,840



## DISTANCES

Route 55	10 miles
Route 322	.5 miles
Route 42	4.8 miles
AC Expressway	3.6 miles
Philadelphia	21 miles
Atlantic City	45 miles
PHL Airport	24.7 miles
ACY Airport	34 miles

### RETAILERS

Target  
Walmart  
Home Goods  
Floor & Decor  
Homesense

### HEALTHCARE

Virtua Health  
Inspira Health  
Cooper Health  
Jefferson Health  
Penn Medicine

### RESTAURANTS

Ash & Oak  
Applebee's  
Cinder Bar  
Geet's Diner  
Dave's Hot Chicken

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