

# 1301 S. ROUTE 9

Cape May Courthouse, NJ



## PRIME SHORE RETAIL OPPORTUNITY

**+/-3,200 SF**

**+/-3.05 acres**

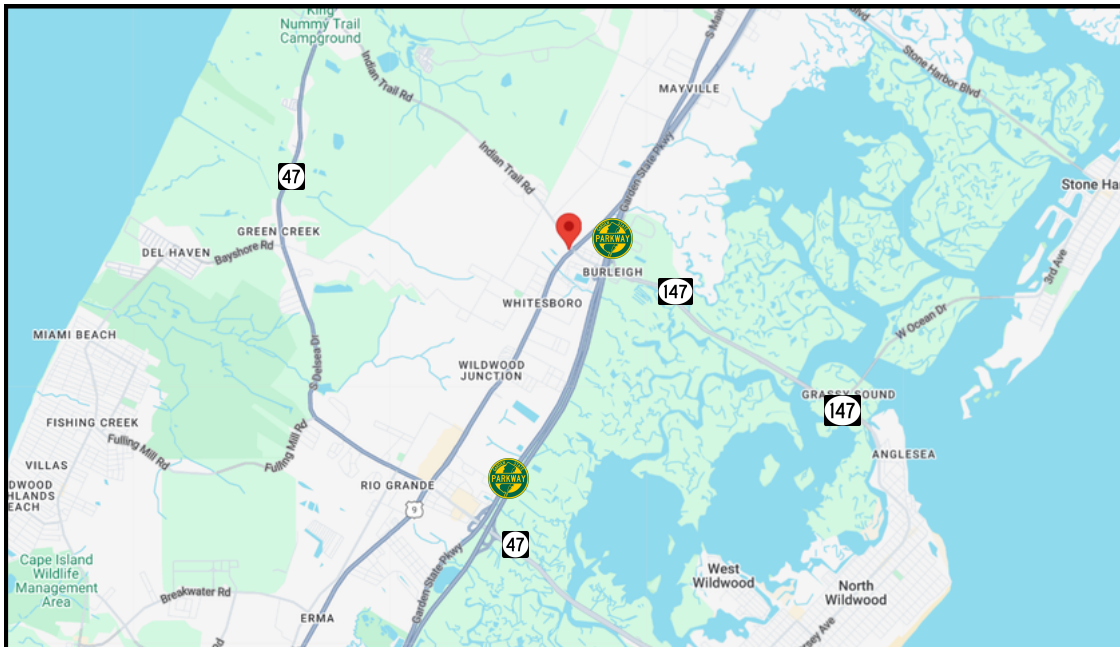
### PROPERTY FEATURES

- Price: Call for information
- Former Wawa convenience store
- Permitted Uses:
  - Healthcare/Urgent Care
  - Shore Lifestyle Retail
  - Service Retail
- 42 parking spaces
- Monument signage
- Direct frontage on Route 9 (+/-15,000 VPD)
- 2 miles from exits 4 & 9 off Garden State Parkway
- ½ mile from exit 6 off Garden State Parkway southbound
- Close proximity to various retailers and restaurants



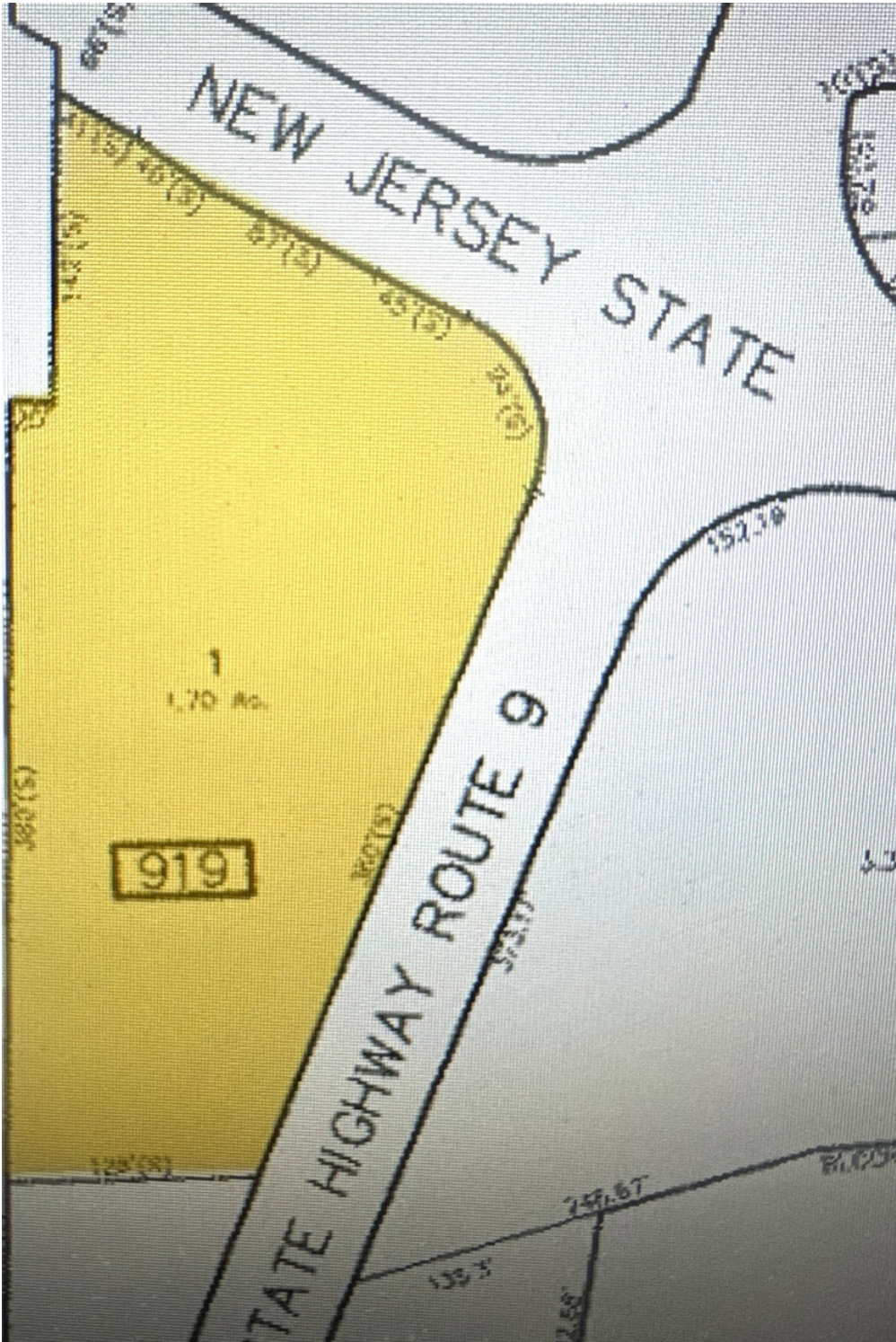
# LOCAL MAP & DEMOGRAPHICS

| DEMOGRAPHICS (5-MILE RADIUS)                                                      |                                                                                   |                                                                                   |                                                                                     |                                                                                     |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |  |
| 22,000 – 28,000                                                                   | 9,000 – 11,000                                                                    | \$95,000 – \$110,000                                                              | \$75,000 – \$85,000                                                                 | 47 – 50                                                                             |
| POPULATION                                                                        | HOUSEHOLDS                                                                        | AVERAGE<br>HOUSEHOLD<br>INCOME                                                    | MEDIAN<br>HOUSEHOLD<br>INCOME                                                       | MEDIAN AGE                                                                          |



| RETAIL (5 MILE RADIUS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | RESTAURANTS (5 MILE RADIUS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | MEDICAL (5 MILE RADIUS)                                                                                                                                                                                                                                                                                                                                                      |
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|   <br> <br>  <br>  <br>  <br>  <br><p>...AND MANY MORE NATIONAL &amp; REGIONAL RETAILERS</p> |    <br>   <br>   <br>   <br>   <br>   <br><p>...AND MANY MORE LOCAL FAVORITES!</p> | <br><br><br><p>Close proximity to the Cape Regional medical corridor and additional healthcare providers.</p> |

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.



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# ADDITIONAL PHOTOS



**EXTERIOR FACADE**



**MONUMENT SIGNAGE OFF ROUTE 9**



**ENTRANCE/EXIT OFF ROUTE 9**



**ENTRANCE ONLY OFF ROUTE 9**



**ENTRANCE/EXIT OFF INDIAN TRAIL ROAD**



**REAR PARKING**

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