



REDEVELOPMENT OPPORTUNITY FOR SALE

EXCLUSIVE LISTING

1468 & 1472 E ROUTE 38
HAINESPORT, NJ



Property Description: Commercial Redevelopment Site for Sale

Size: 0.86 +/- Acres
1,261 +/- SF Building

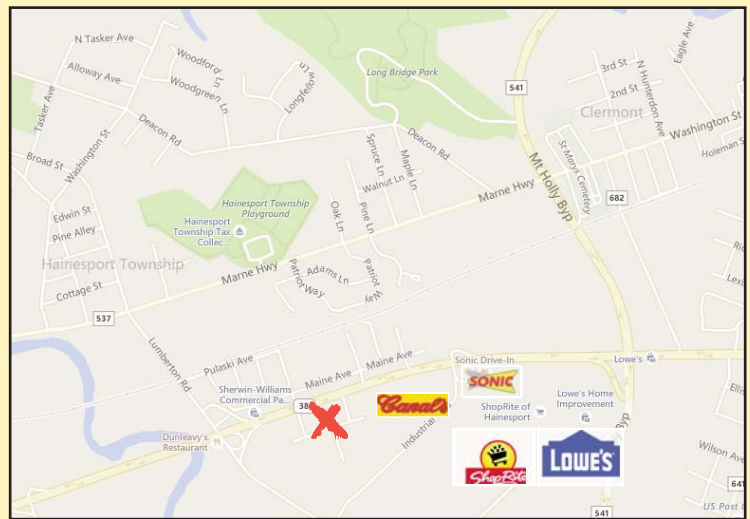
Zoning: HC (Highway Commercial)

Tax Record: Block: 71 Lots: 1,2,3,4,5

Taxes: \$10,683 (2015)

Sale Price: \$349,000.00

- Comments:**
- Allowable Uses Include Retail, Office, Service & Financial
 - Conditional Use: Restaurant
 - Corner Lot
 - Water & Sewer on Site
 - 250' Route 38 Frontage
 - About 1/2 a mile from the Mount Holly By-Pass



DEMOGRAPHICS

Category	1 Mile	3 Mile	5 Mile
Population Estimate	4,677	39,474	109,603
Average HH Income	\$104,644	\$110,132	\$107,362
Total # of Employees	2,167	16,809	65,770
Traffic Count: Route 38		61,914 VPD	

For Further Information, Please Contact:

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