



EXCLUSIVE LISTING REDEVELOPMENT SITE FOR SALE

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174 Fries Mill Road, Washington Township, NJ



9.68 +/- acres

DEMOGRAPHIC SUMMARY

POPULATION	3 MILE	5 MILE	10 MILE
2023 Total	62,264	175,338	503,060
HOUSEHOLD			
2023 Total Households	21,332	62,995	186,892
2023 Average Household Income	\$123,957	\$109,863	\$108,199
TRAFFIC COUNT	26,221 +/- Vehicles Per Day		

Property Description:

Land

Size:

9.68 +/- acres

Sale Price:

\$2,700,000.00

Comments:

- Ideal for: Hotel, Restaurant, Assisted Living and more
- Site is accessible from Route 42 via Wawa easement
- PILOT Program tax incentives available

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Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

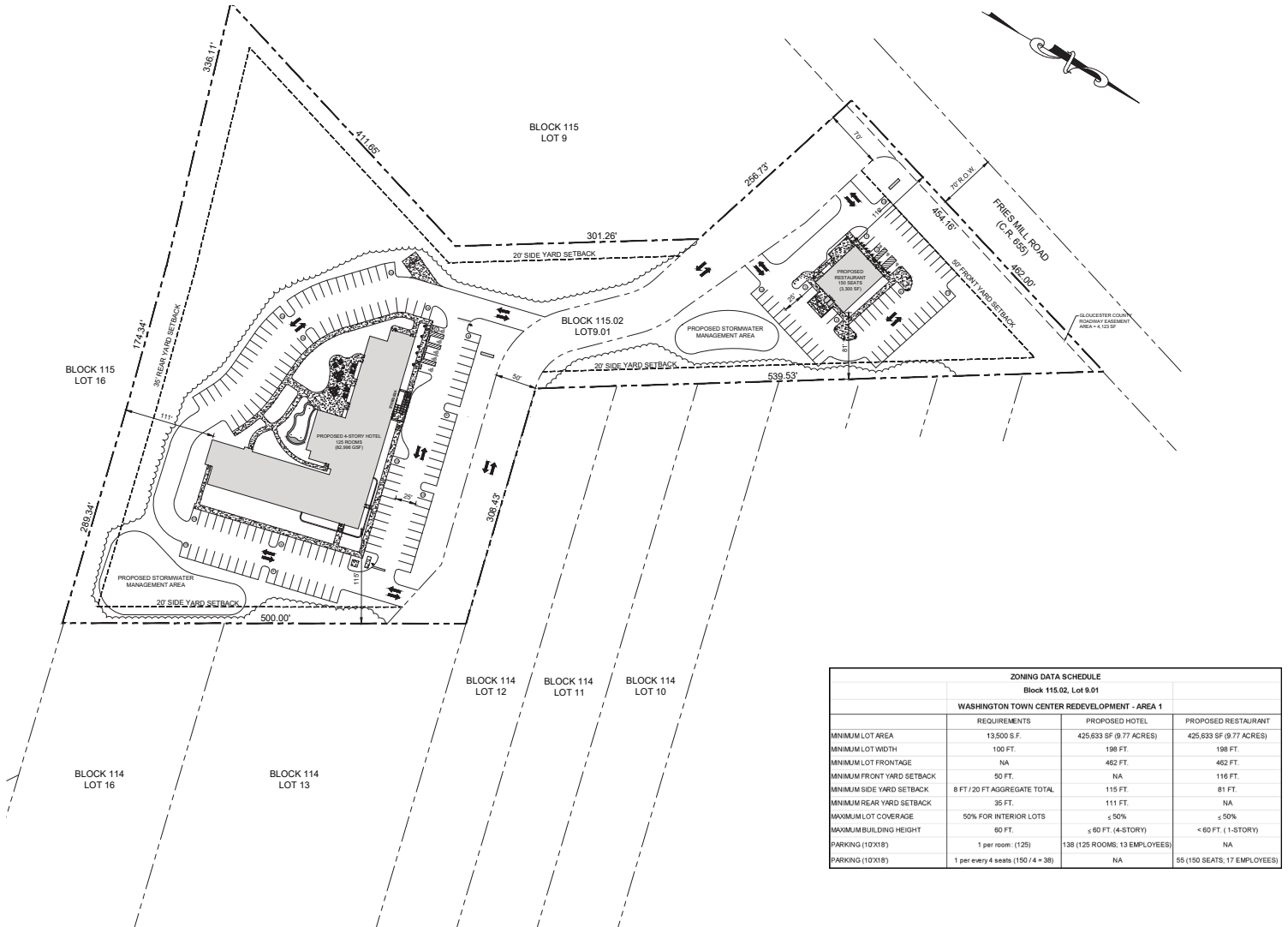
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Concept Plan



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