

±1.3 ACRE PAD SITE

For Sale or Lease

305 Greentree Rd, Sewell, Gloucester County, NJ 08080

EQUITY RETAIL BROKERS

BACK ON THE MARKET!



PROPERTY & LOCATION DETAILS

- Sale Price: \$1.2M
- Sale, lease or ground lease opportunity just off Egg Harbor Road (27,116 vehicles/day)
- Very good access and visibility
- Highway Commercial zoning allows for a variety of uses
- Landlord will remove existing building (for ground lease)
- Average household incomes >\$100,000
- The immediate vicinity includes Washington Township HS, Starbucks, ShopRite, Acme and densely-populated residential



CONTACT

DAVID GOODMAN

dgoodman@equityretailbrokers.com

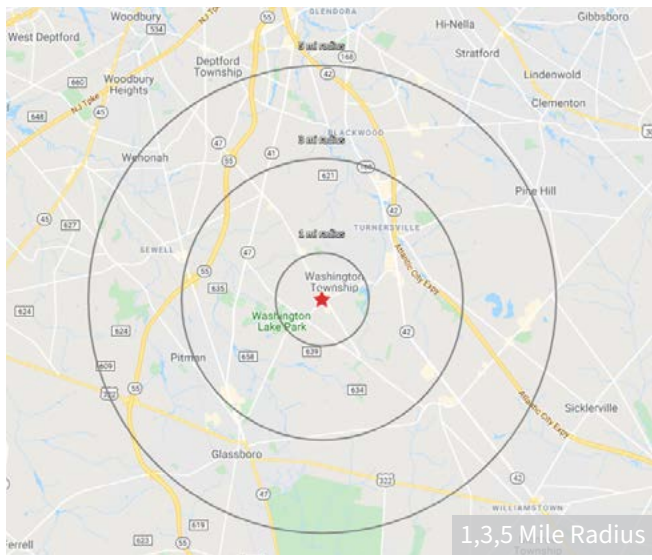
DIRECT 484.417.2219

±1.3 ACRE PAD SITE

For Sale or Lease

305 Greentree Rd, Sewell, Gloucester County, NJ 08080

EQUITY RETAIL BROKERS



Demographics			
	1 Mile	3 Miles	5 Miles
Population	8,150	58,972	162,207
Average HHI	\$129,220	\$124,904	\$105,999
Adj Daytime Demos (16 yrs+)	4,051	40,067	98,143

Demographic Data Source: Applied Geographic Solutions, 2022 (REGIS)

The right space. The right move.



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity Retail Brokers is licensed in PA, NJ, & DE. David Goodman is a licensed salespersons in PA & NJ.

WASHINGTON TOWNSHIP MARKET AERIAL

Route 42 | Gloucester County, NJ



Compliments of:

Equity Retail Brokers ■ 531 W. Germantown Pike, Ste 103 ■ Plymouth Meeting, PA 19462 ■ 610.645.7700 ■ www.equityretailbrokers.com



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('21)