

1.54 ACRES OF PRIME RETAIL LAND AVAILABLE FOR SALE

1425 Harding Hwy. | Franklin Township, NJ 08344 | Gloucester County

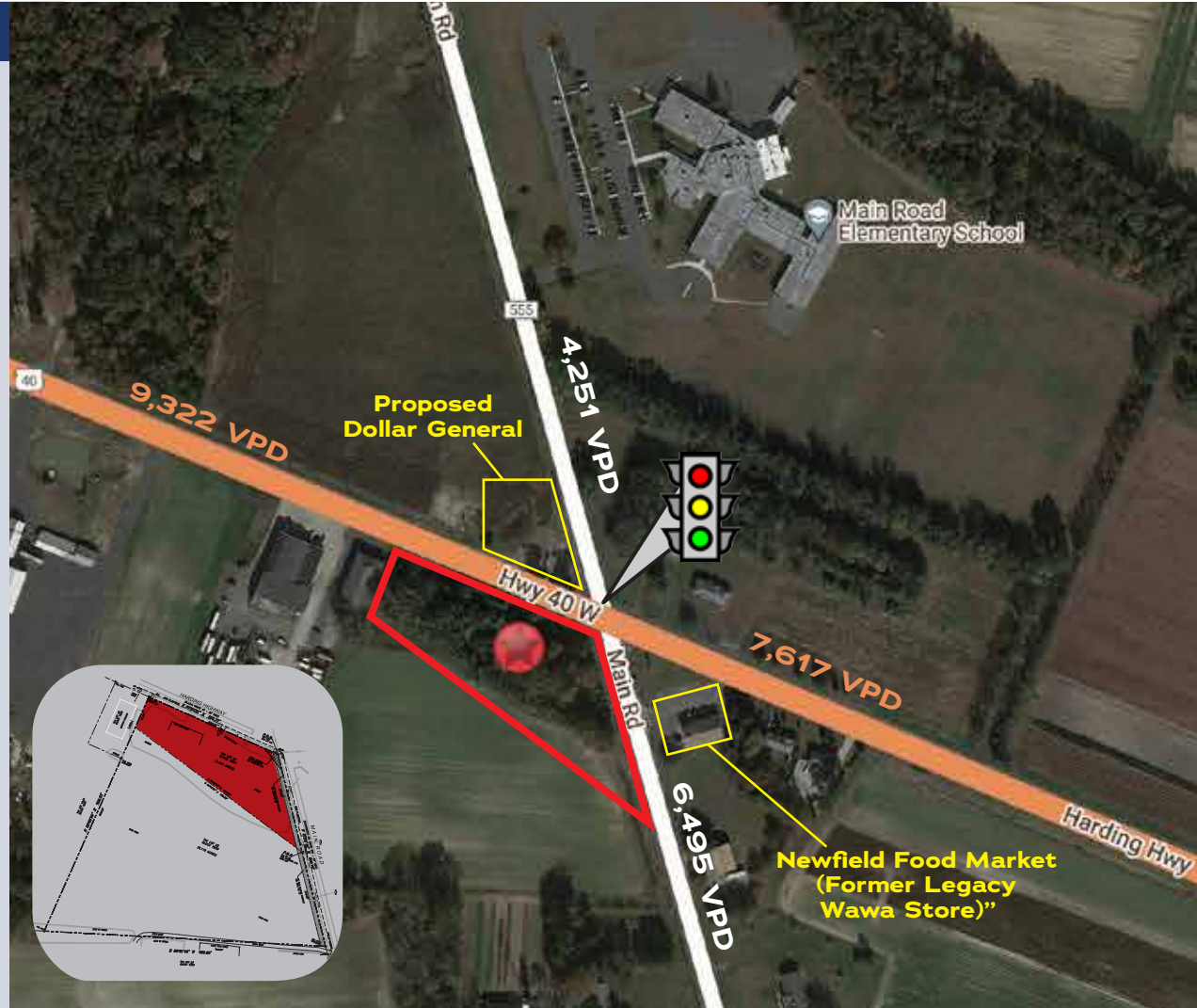
PROPERTY HIGHLIGHTS

- **Corner Property at Signalized Intersection of Harding Hwy (Route 40) and Main Rd.**
- Excellent frontage, accessibility, and visibility
Possible additional ground available to assemble larger site
- Route 40 is a major commercial corridor going through Salem, Gloucester, and Atlantic Counties in S. Jersey
- Estimated traffic counts of over 15,000 cars/day at this major intersection
- Harding Hwy is main commercial corridor & Main Road is a great secondary road
- NJDOT planning upgrade to the intersection
- Distribution Liquor License available for a liquor store
- Ideal location for Gas/Convenience, Restaurant (QSR), Retail, Medical/Dental, Auto Service Related, Car Wash

Demographics	3 Mile	5 Miles	10 Miles
Population	10,463	40,215	147,625
Average HH Income	\$116,313	\$104,575	\$123,024
Total Businesses	296	1,369	4,617
Number of Employees	2,713	15,738	47,276

Traffic Counts Rt 40, Harding Hwy.: 9,322 VPD
Rt. 555, Main Rd.: 6,495 VPD

*Data Source: Sites USA REGIS™ 2023



EXCLUSIVE
AGENT:



STEVEN DePETRIS
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LEGEND PROPERTIES | 100 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

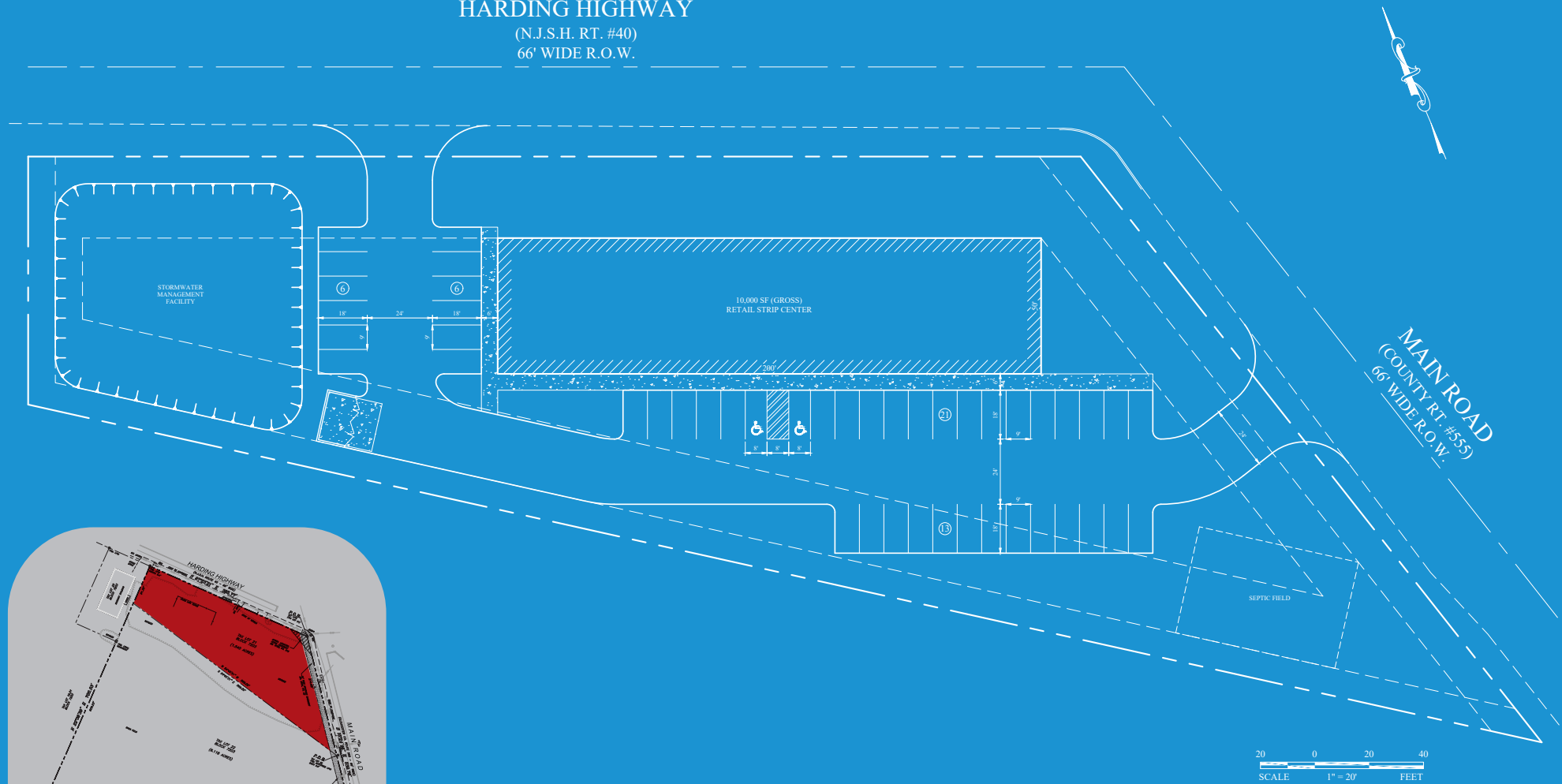
Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

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Concept
Plan

HARDING HIGHWAY

(N.J.S.H. RT. #40)
66' WIDE R.O.W.



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PROPERTIES INC.
COMMERCIAL REAL ESTATE

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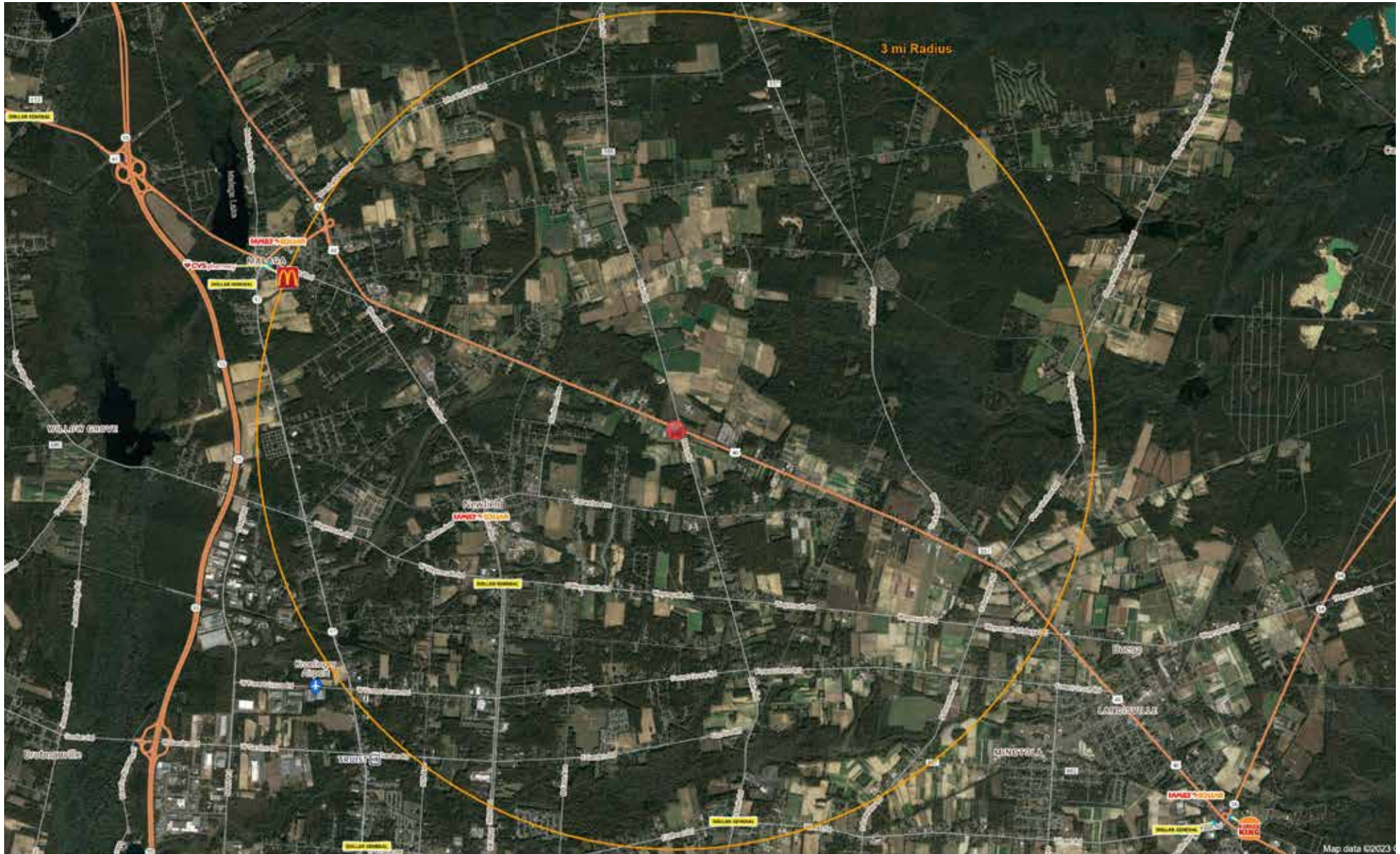
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1.54 ACRES OF PRIME RETAIL LAND AVAILABLE FOR SALE

Local Competition
3 Mile Radius



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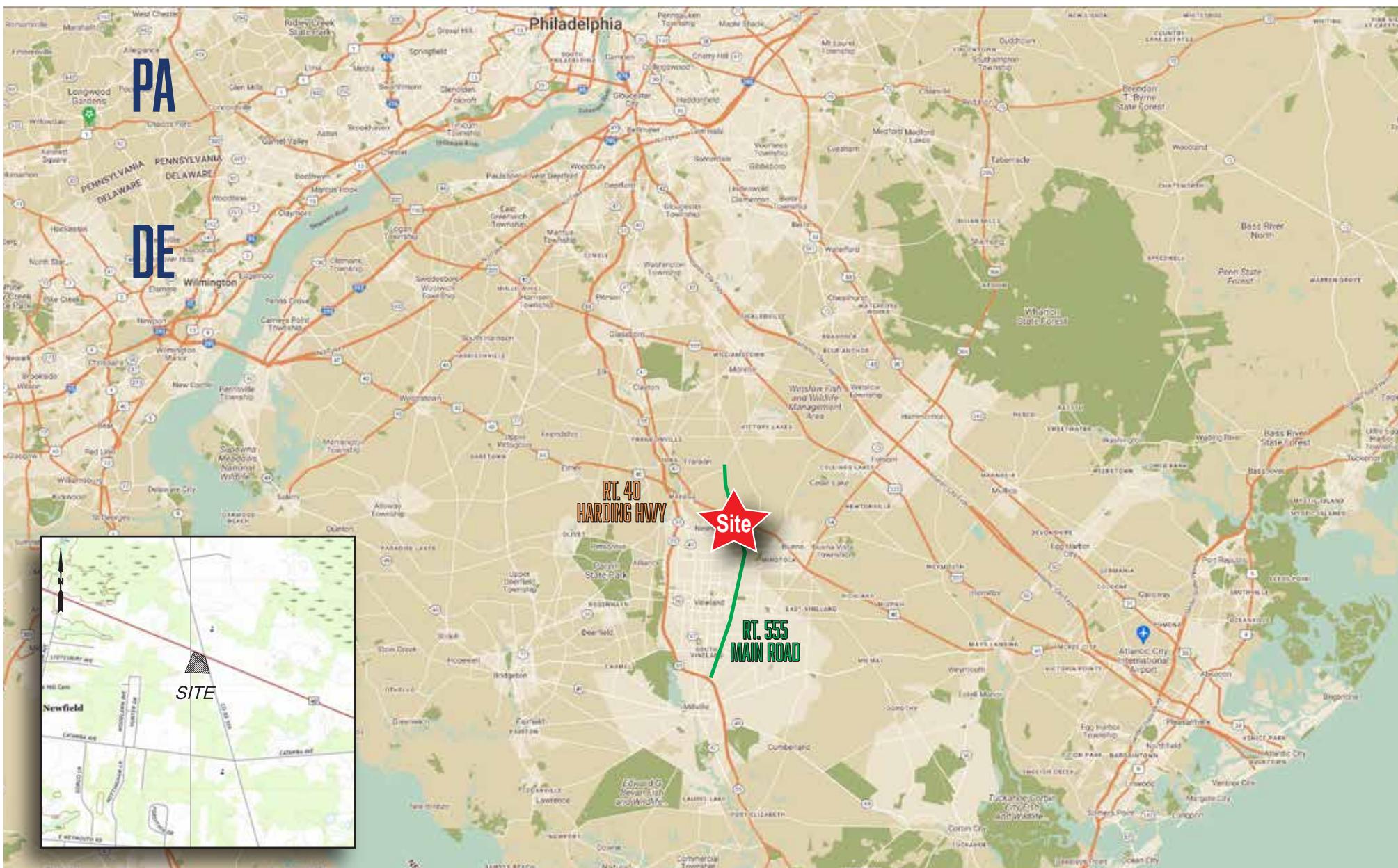
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Regional
Map



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