

**FOR
SALE**

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FREE-STANDING OFFICE BUILDING
4005 ROUTE 9, RIO GRANDE, NJ 08242



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OFFERING SUMMARY

Sale Price: \$1,550,000

Size Available: +/- 26,680 SF

Parking: +/- 160 Spaces

Zoning: TC - Town Center



PROPERTY HIGHLIGHTS

+ Freestanding office building prominently positioned along Route 9 South in the Town Center District of Rio Grande, Middle Township, Cape May County, just 0.5 miles from the Garden State Parkway with strong visibility and traffic counts along one of New Jersey's most heavily traveled corridors

+ Conveniently located near the intersection of Routes 9 and 47, providing easy access to Cape May County's shore communities, including Wildwood (3 miles), and the broader Middle Township commercial hub

+ Flexible Town Center Zoning supports a wide range of uses including retail, professional office, hotel, mixed-use development, and healthcare facilities. The building/land was previously approved for an overnight rehabilitation facility, making it an ideal opportunity for behavioral health, medical, or social services operators

+ 161 surface parking spaces offering an exceptional ratio for a building of this size, supporting high-volume patient, client, or employee traffic

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AMENITIES & DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	2,387	7,660	41,310
PROJECTED 2030	1,952	6,407	39,873

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	511	2,919	17,444
PROJECTED 2030	717	2,373	16,667

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$97,640	\$99,226	\$101,980
MEDIAN 2030	\$82,500	\$81,708	\$78,575

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FLOOR PLAN

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