



**BERKSHIRE
HATHAWAY**
HomeServices

New Jersey
Properties

COMMERCIAL DIVISION

EXCLUSIVE BROKER

Contact: James DiOrio

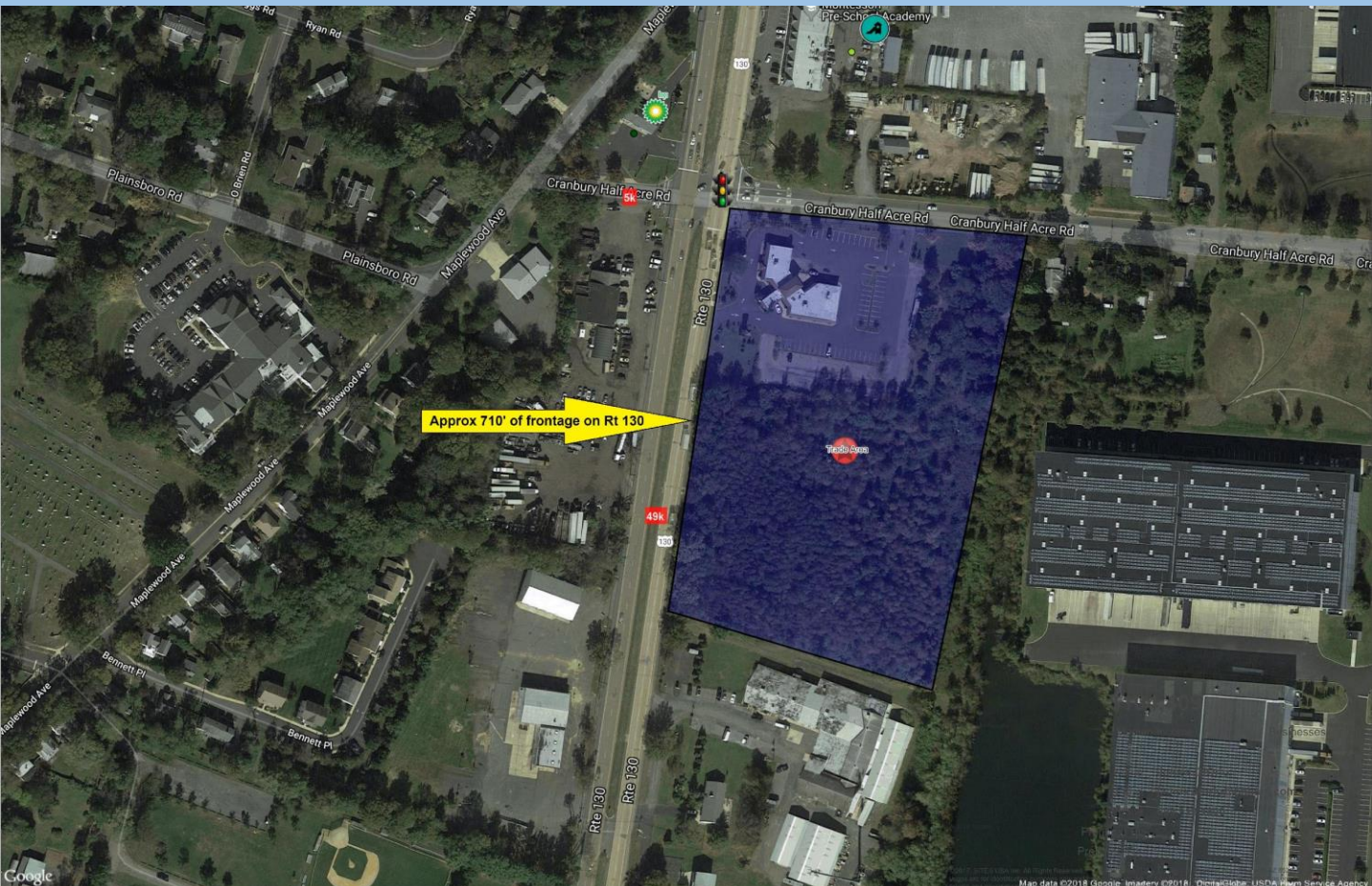
Sales Representative

C: 201-696-5363 | O: 973-992-6363

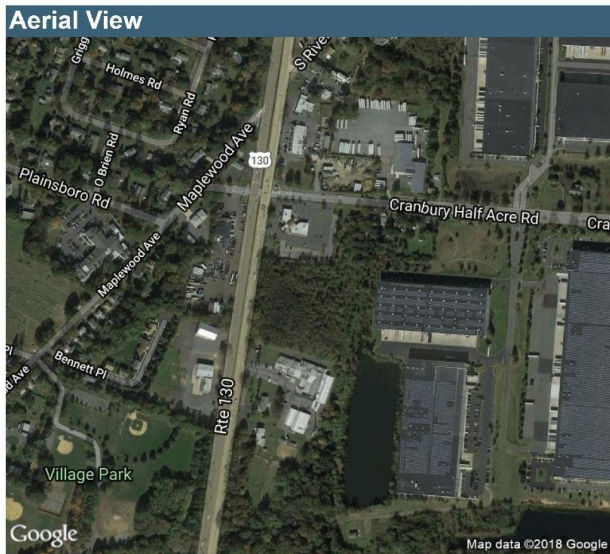
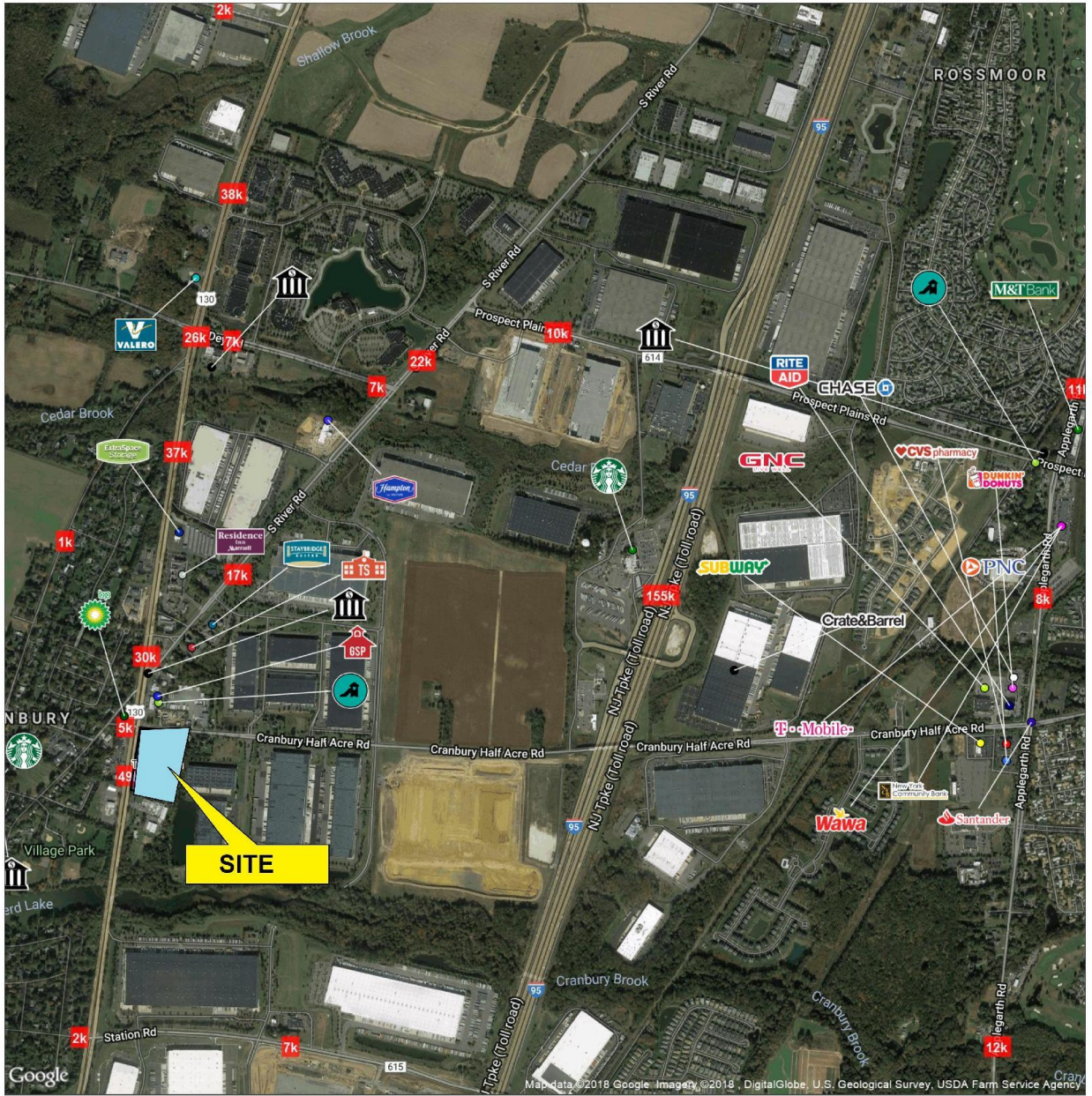
james.diorio@bhhsnj.com

For Sale (or lease) | Approximately 9 acres | Development Opportunity 2678 Route 130, Cranbury, NJ

- Over 700' of frontage on busy Route 130 at signalized intersection
- Approximately 49,000 VPD on Rt 130 and approximately 5,000 VPD on Half Acre Rd
- Close proximity to Exit 8A off of NJ Turnpike/Rt 95
- Very high household income around this site
- Large industrial, warehouse, R&D, distribution market
- HC zone – some permitted uses are retail, shopping center, restaurant, professional and medical buildings, hotels, bars and taverns, banks, car rental, drive through coffee shops
- Utilities are already to site and improvements in place on the corner



2678 Route 130



	1 mi radius	3 mi radius	5 mi radius
Population	1,747	31,576	105,945
Population Median Age	45.3	48.2	43.4
5 Yr Pop Growth (Total%)	0.7%	1.0%	0.5%
Average HH Income	\$245,210	\$114,083	\$125,879

5 Mile Information



Contact Information

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 Prepared By James DiOrio
 Prepared For Market