

**FOR
SALE**

Ken Richardson

Vice President & Partner

856.797.1919 x108

Ken.Richardson@VantageRES.com

Emily Stein

Managing Director

856.797.1919 x110

Emily.Stein@VantageRES.com

856.797.1919

VantageRES.com

1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003



+/- 8.5 ACRE PROPERTY

PRIME LANDSCAPING LOCATION WITH RESIDENTIAL HOME
1982-1986 US-206, SOUTHAMPTON TOWNSHIP, NJ 08088



DISCLAIMER

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OFFERING SUMMARY

Price: \$1,450,000

Acreage Available: +/- 8.5 Acres

Parking: Abundant vehicle and equipment parking

Zoning: AP - Agricultural Production

Signage: Monument

Traffic: +/- 13,777 VPD



PROPERTY HIGHLIGHTS

+ This beautiful contiguous 3-lot parcel spans approximately 8.5 acres. It's currently a landscape and hardscape operations location for a company in southern New Jersey. The property includes a modern residential home, multiple offices, a repair shop, and a rentable small residential unit.

+ Located on a major highway, this property enjoys easy access to Routes 70 and 206, providing convenient service to clients in Southern New Jersey. The property is situated within the Pinelands and is zoned for agricultural production (AP).

+ The business owner resides in the upgraded home on the property. It features three bedrooms, two full bathrooms, an eat-in kitchen, a living room, and a den. The backyard boasts a beautiful EP Henry patio, perfect for outdoor relaxation.

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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	723	7,129	38,673
PROJECTED 2030	747	7,335	39,980

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	260	3,376	15,821
PROJECTED 2030	268	3,476	16,339

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$146,148	\$110,862	\$123,923
MEDIAN 2030	\$117,856	\$80,293	\$95,040

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1982 US-206

KEY DISTANCES

ROUTE 70 2.4 MILES

ROUTE 38 3.9 MILES

I-295 13.9 MILES

TRENTON 24.2 MILES

PHILADELPHIA 26.3 MILES

ATLANTIC CITY 52.3 MILES

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NEARBY AMENITIES

DINING

- Buffalo Wild Wings GO
- Burger King
- Domino's Pizza
- Dunkin'
- Jersey Mike's
- Johnny Longhots
- King of Pizza
- McDonald's
- Red Star Pizza
- Saladworks
- Starbucks
- Vincentown Diner
- Wawa

RETAIL/GROCERY

- ALDI
- AutoZone Auto Parts
- CubeSmart Self Storage
- CVS
- Dollar General
- Dollar Tree
- Enterprise Rent-A-Car
- Fulton Bank
- Goodwill Store & Donation Center
- Lowe's Home Improvement
- PNC Bank
- ShopRite
- Tractor Supply Co
- T-Mobile
- USPS
- Verizon
- Walmart

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