

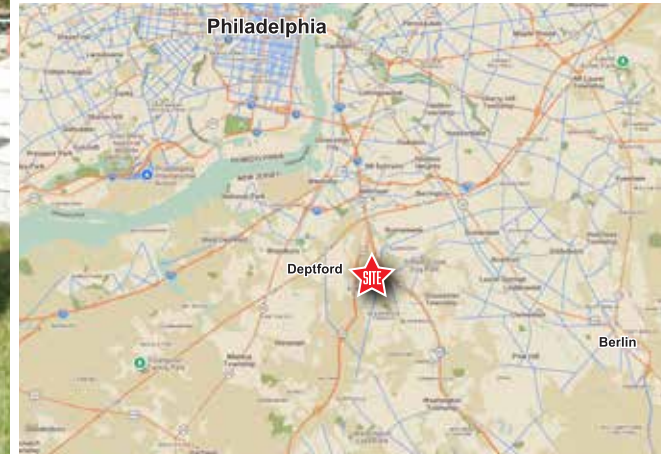
# 1,628SF BUILDING ON 0.59ACRES | FOR SALE

Former Gas Station Site | Address | 1295 Hurffville Rd | Gloucester County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



JOIN NEAR-BY



**DOLLAR TREE**



**SHERWIN WILLIAMS**

**+/- 1,628 SF  
Ground Floor**

**+/- 0.59 ACRE  
Parcel Size**

**IMMEDIATE  
Availability**

## PROPERTY INFORMATION

- 1,628 SF Freestanding Building on Approx. 0.59 ACRES
  - Excellent visibility and access with 2 curb cuts
  - Nearby access to Route 42 & Route 55 with excellent Traffic Counts in Densely Populated trade area
  - Zoned BC4 • Previously used as a service station
  - Ideal location for Gas/Convenience, Restaurant (QSR), Retail, Automotive Service, Motor Vehicle Rental
- Buyer is responsible for verifying zoning of permitted uses.

Demographics	1 Mile	3 Miles	5 Miles
Population	4,713	69,917	226,275
Average HH Income	\$110,145	\$114,504	\$117,940
Total Businesses	278	2,234	6,902
Number of Employees	3,675	24,797	70,810
Traffic Counts	Rt. 41, Hurffville Rd.: 15,151 VPD Rt. 42: 111,108 VPD • Rt. 55: 71,272 VPD		

Data Source: Sites USA REGIS™ 2026

**FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203**  
**PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL**



LEGEND PROPERTIES | 1000 Fayette Street | 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 it's 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. 051226

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## RETAILER AERIAL



- Aeropostale
- Victoria's Secret
- Aerie
- Rainbow
- Torrid
- Hot Topic
- Macy's

- Tilly's
- H&M
- AT&T
- Gap
- Buckle
- Xfinity
- Cotton On
- Mini SOS
- JCPenney

- Loft
- Pacsun
- Charlotte
- Verizon

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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	5,085	69,917	226,275
Projected Population (2030)	5,214	70,653	228,126
Projected Annual Growth (2025 to 2030)	0.5%	0.2%	0.2%

### Households & Growth

Households (2025)	1,946	28,111	90,531
Projected HH (2030)	2,042	29,064	93,481
HH Growth with Children (2025 to 2030)	30.8%	27.4%	28.3%

### Income

Average HH Income (Est. 2025)	\$110,145	\$114,504	\$117,940
Median HH Income (2025)	\$95,448	\$94,941	\$96,051

### Daytime Population

Total Businesses (2025)	278	2,234	6,902
Number of Employees (2025)	3,675	24,797	70,810

### Education

High School Graduate	42.6%	35.0%	32.9%
Some College	15.2%	19.1%	18.9%
Bachelor Degree	20.3%	21.3%	22.3%
Graduate	8.2%	9.6%	10.7%

### Traffic Counts:

Rt. 41, Hurffville Rd.: 15,151 VPD  
 Rt. 42: 111,108 VPD · Rt. 55: 71,272 VPD  
Data Source: Sites USA REGIS™ 2026

## KEY DEMO DATA & MAP

