

**FOR
SALE**

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COMMERCIAL DEVELOPMENT OPPORTUNITY
NEW ROAD, STRATFORD, NJ 08084



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OFFERING SUMMARY

Sale Price: \$150,000

Acreage Available: +/- 0.50 Acres

Zoning: Commercial

Taxes: \$1,460.75/Year

Traffic: +/- 11,298 VPD



PROPERTY HIGHLIGHTS

+ +/- 0.50-acre commercial development opportunity suited for medical offices, professional office, health & wellness, retail/service commercial, or quick-service restaurants

+ Strategically located on New Road between White Horse Pike (US-30) and Berlin Road, directly across from the Lindenwold PATCO Station, providing exceptional accessibility for customers, commuters, and employees

+ Located within an established commercial corridor surrounded by national retailers, healthcare providers, pharmacies, restaurants, automotive services, and other convenience-oriented businesses that generate consistent daily traffic, provide excellent visibility and exposure for future commercial development

+ Positioned near major community anchors, including PATCO, Jefferson Stratford Hospital, the Stratford Fire Department, CVS Pharmacy, and other everyday conveniences

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NEARBY AMENITIES & DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	12,192	96,829	230,621
PROJECTED 2030	12,439	98,504	234,793

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	4,795	39,274	90,373
PROJECTED 2030	4,890	39,973	92,044

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$110,908	\$103,798	\$121,309
MEDIAN 2030	\$90,565	\$81,528	\$95,416

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