

FOR SALE

ROUTE 70 & MAGNOLIA ROAD

Southampton, NJ 08088



PROPERTY DESCRIPTION

33.7 Development Site For Sale

PROPERTY HIGHLIGHTS

- Available Immediately
- Possible Sub Lot Divisions Considered
- Located at the Four Mile Traffic Circle at Route 70 and Magnolia Lane
- Possible uses: Gas w/ C-Store, QSR Pad Site, Small Box Retail, Religious Facilities, Entertainment Facilities, Public Recreation and Residential Development
- Excellent Visibility from Traffic Circle & 2 Road Access
- Convenient Access to Route 72, Route 206, Route 295, Route 539 and Route 38
- 18,400+ VPD

OFFERING SUMMARY

Sale Price:	Call For Details
Lot Size:	33.7 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,302	5,411	19,935
Total Population	3,754	14,499	55,319
Average HH Income	\$130,232	\$116,541	\$113,189

CHRISTOPHER CONWAY

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Atlantic Coastal Real Estate | 9 Avenue at Port Imperial #111, West New York, NJ 07093 | atlanticcoastalre.com



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Google

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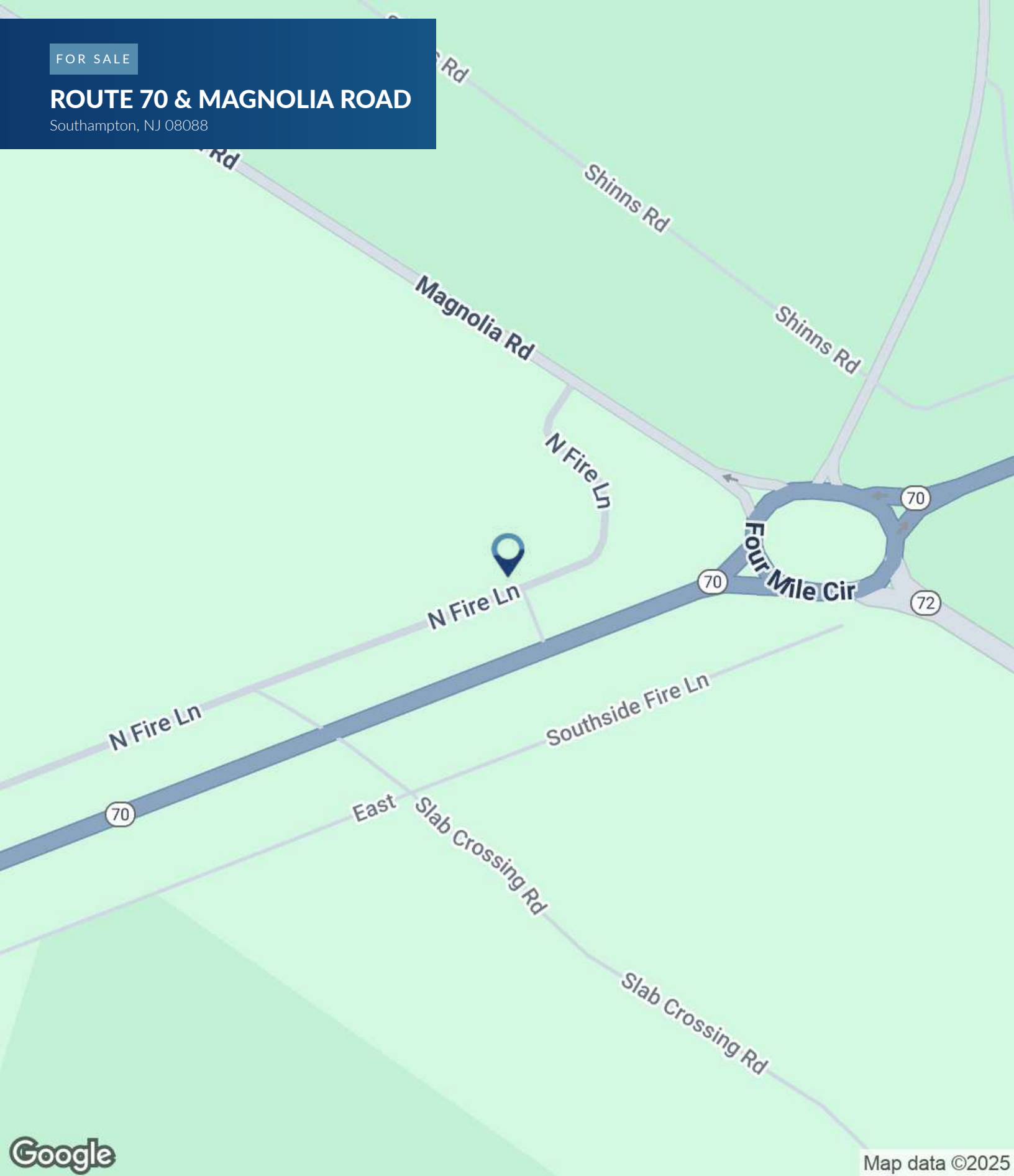
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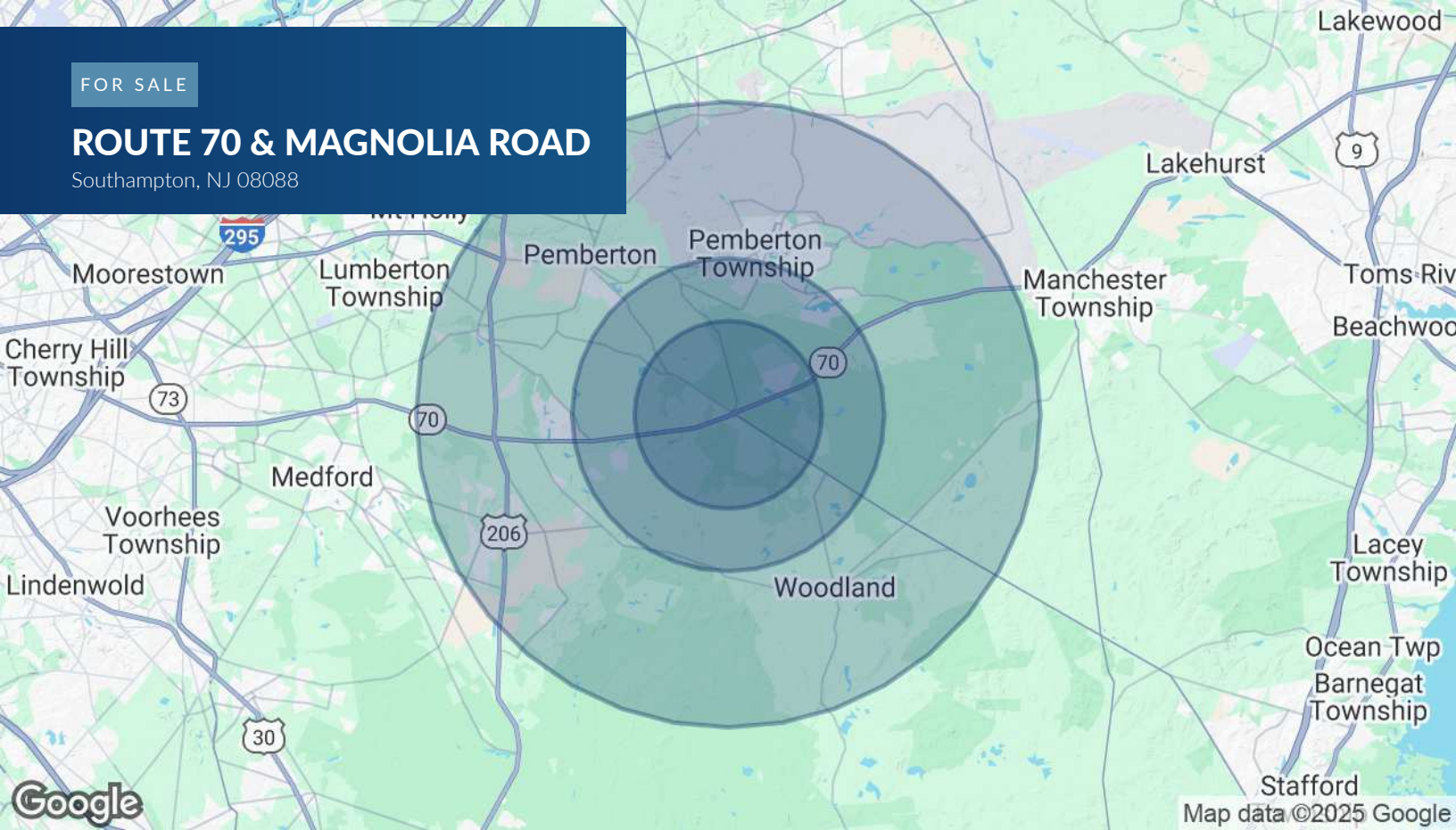
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	3,754	14,499	55,319
Average Age	42	43	43
Average Age (Male)	42	42	42
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	1,302	5,411	19,935
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$130,232	\$116,541	\$113,189
Average House Value	\$381,971	\$297,824	\$316,591

Demographics data derived from AlphaMap

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