



FOR SALE/LEASE

32,000 SF RETAIL/OFFICE SPACE

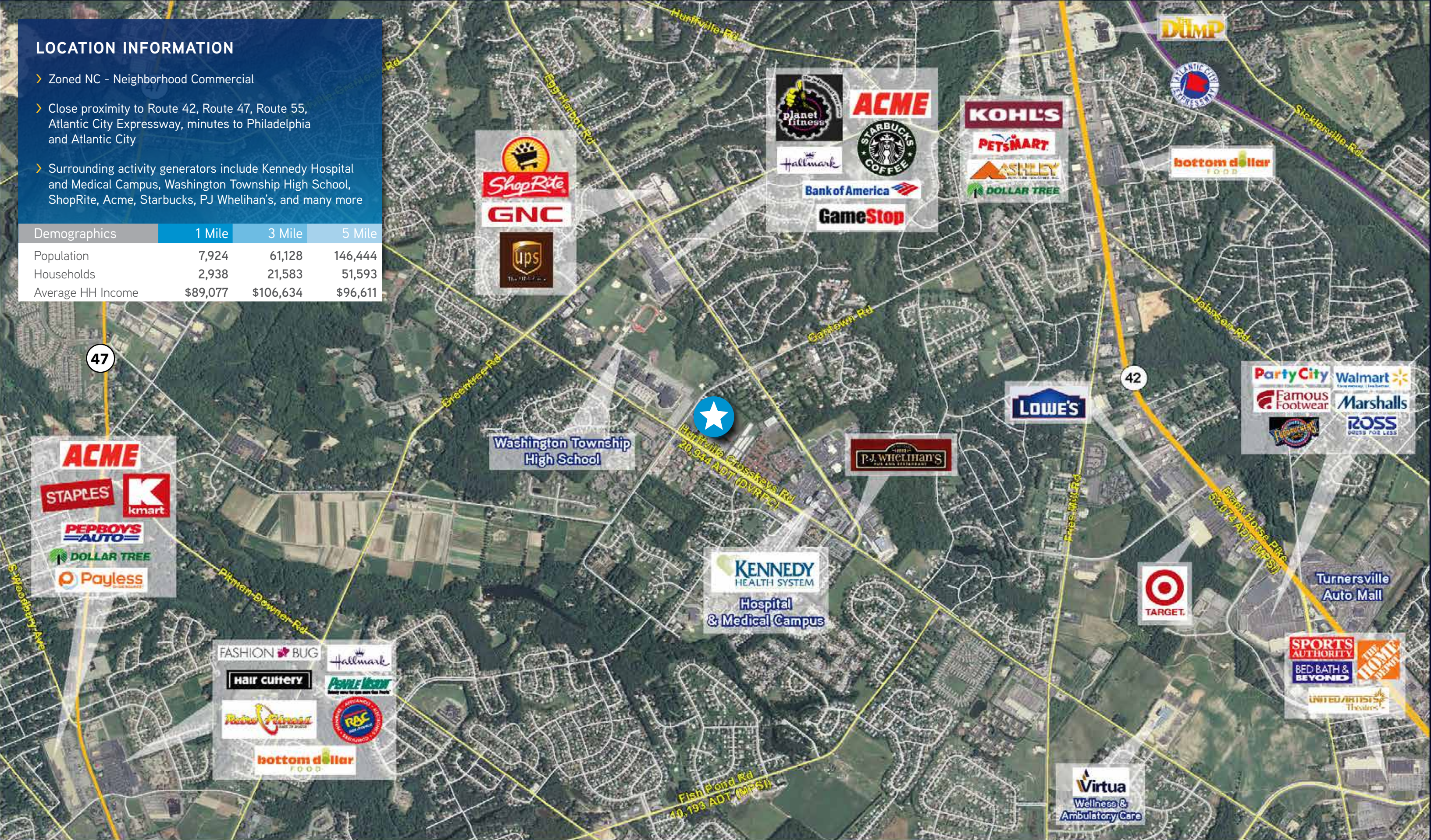
483 Hurffville Crosskeys Road, Sewell, New Jersey

- 6.19 acres
- Expansion capability
- Under new ownership
- New roof & HVAC coming soon
- Delivered as shell or owner will allow tenant improvement

LOCATION INFORMATION

- > Zoned NC - Neighborhood Commercial
- > Close proximity to Route 42, Route 47, Route 55, Atlantic City Expressway, minutes to Philadelphia and Atlantic City
- > Surrounding activity generators include Kennedy Hospital and Medical Campus, Washington Township High School, ShopRite, Acme, Starbucks, PJ Whelihan's, and many more

Demographics	1 Mile	3 Mile	5 Mile
Population	7,924	61,128	146,444
Households	2,938	21,583	51,593
Average HH Income	\$89,077	\$106,634	\$96,611



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

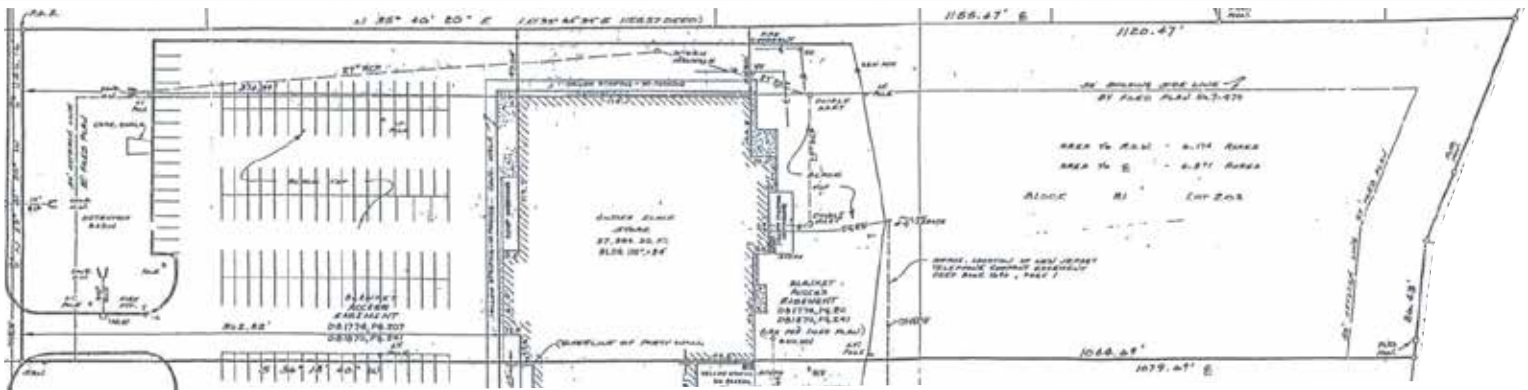
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SITE PLAN



FOR MORE INFORMATION
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