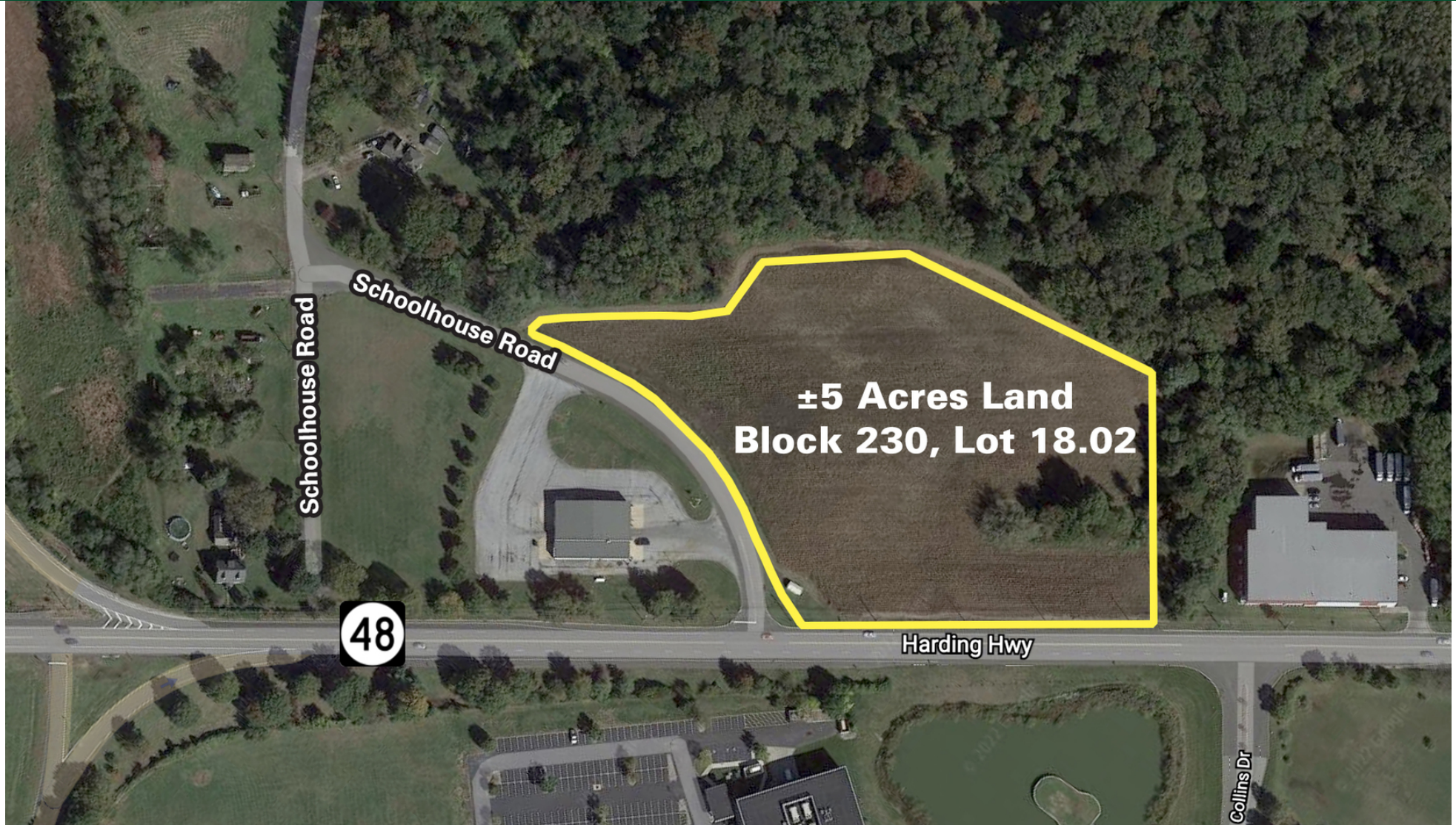


FOR LEASE | LAND

RETAIL PAD SITES

35 Central Schoolhouse Road | Carneys Point, NJ 08069



FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | loelius@sitarcompany.com

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PROPERTY SUMMARY

Available SF:	±
Lease Rate:	N/A
Lot Size:	± 12.49 Acres (±5 acres of uplands)
APN #:	Block 230, Lot 18.02
Zoning:	GC
Cross Streets:	Route 48 and Route 295

PROPERTY OVERVIEW

Pad sites available. Ideal gas station or truck stop site.

LOCATION OVERVIEW

Located on heavily traveled Route 48 and at Exit 4 entrance/exit on Route 295. Proximate to all major highways including Routes 295, 40, 130, and NJ Turnpike.

PROPERTY HIGHLIGHTS

- Located just two miles from recently approved warehouse development which will result in significant truck/van traffic by the site in order to access Route 295.
- GC - General Commercial Zoning, which allows for a broad range of commercial uses. Please see property website for zoning information.

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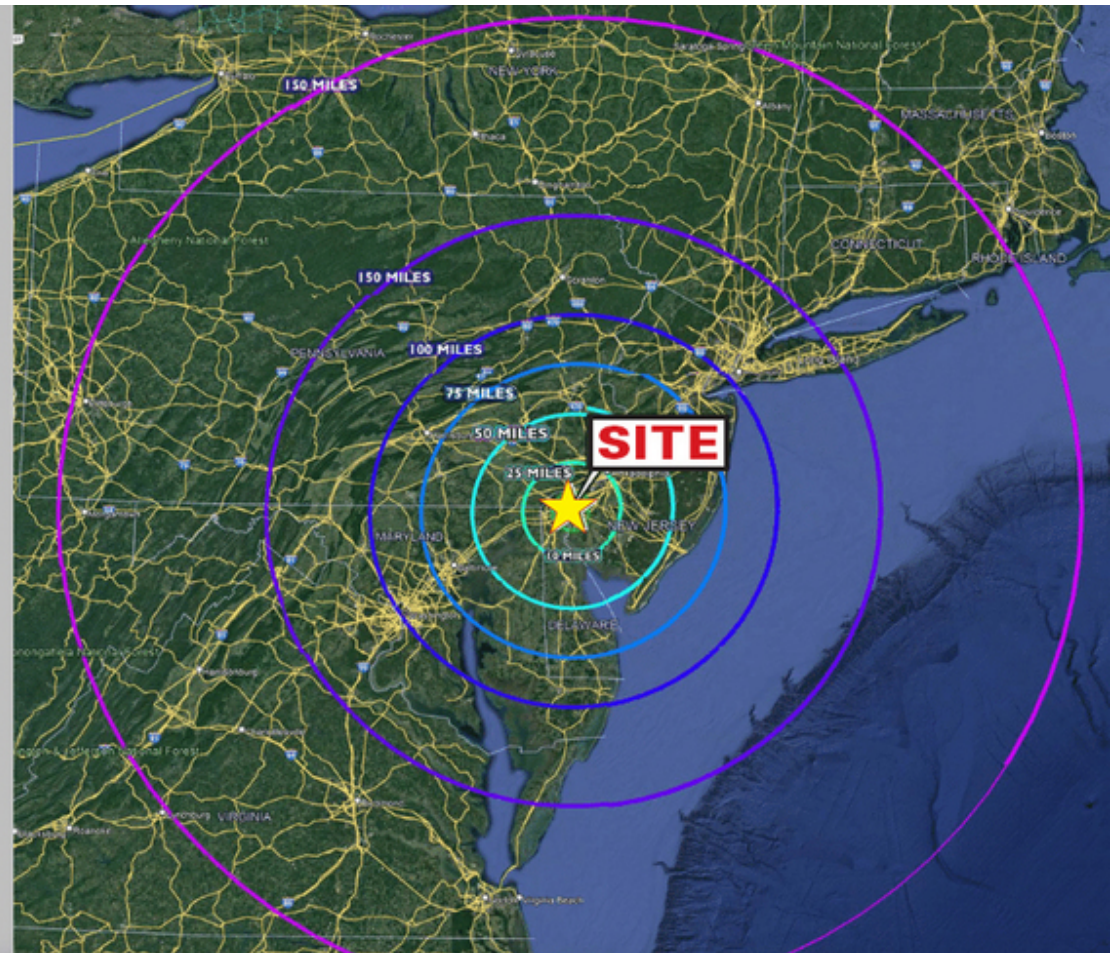
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Distance Analysis

Location	Drive-Time to Site	Distance
I-95 / NJ TPKE:	1 MINUTE	0.3 MILES
I-295:	.5 MINUTES	0.2 MILES
I-495:	15 MINUTES	10 MILES
PORT OF WILMINGTON, DE:	22 MINUTES	23 MILES
PORT OF PHILADELPHIA, PA:	40MINUTES	33 MILES
PORT OF BALTIMORE, MD:	1 HOUR, 22 MINUTE	79 MILES
PORT OF NEWARK, NJ	1 HOUR, 42 MINUTE	110 MILES
LEHIGH VALLEY, PA	1 HOUR, 30 MINUTE	85 MILES
HARRISBURG, PA	2 HOUR DRIVE TIME	90 MILES
WASHINGTON, DC	1 HOUR, 45 MINUTE	105 MILES
NEW YORK CITY, NY	2 HOUR DRIVE TIME	115 MILES
HAGERSTOWN, MD	2 HOUR, 40 MINUTE	160 MILES



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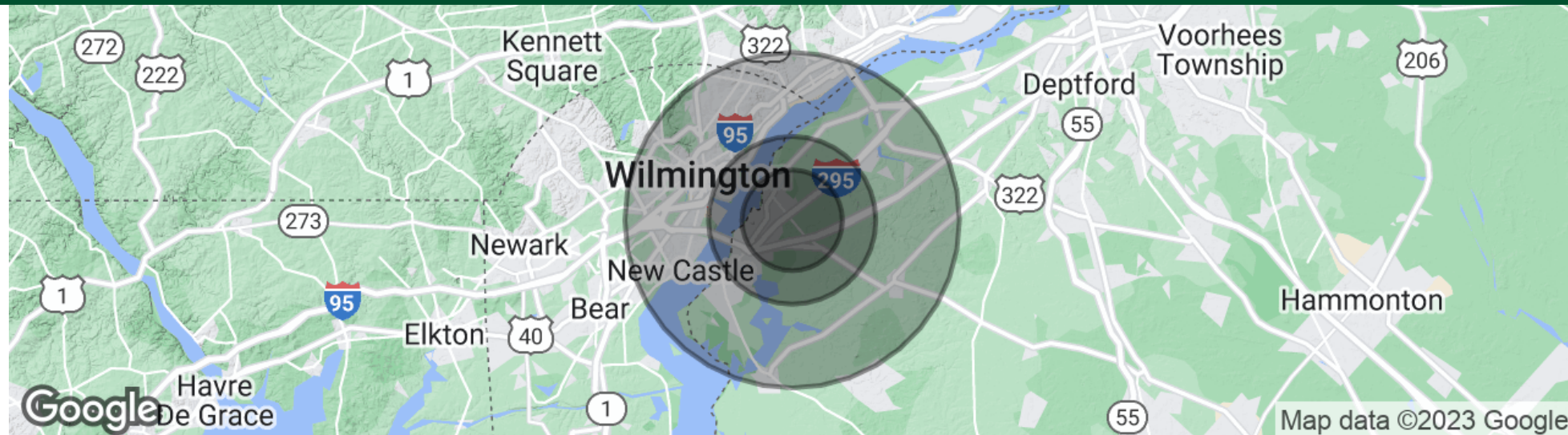


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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	13,124	28,583	320,285
Average Age	37.9	39.1	40.2
Average Age (Male)	35.2	36.3	38.4
Average Age (Female)	40.6	41.7	41.8

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	5,663	12,524	138,613
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$56,669	\$70,823	\$81,410
Average House Value	\$216,412	\$332,777	\$247,525

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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