



## 292 Hurffville Grenloch Road

Sewell, New Jersey 08080

### Property Features

- 4,160± SF free standing office building with basement
- Single story, masonry construction
- Block 19/Lot 5.15
- Acreage: .81
- Zoned Highway Commercial (HC)
- Partially finished basement including restrooms and sprinkler
- Rear handicap ramp
- Ample parking in front and rear of building
- Monument signage
- Public water and sewer, natural gas, electric
- Ingress and egress on Hurffville Grenloch Road and Egg Harbor Road
- 2018 Real estate taxes: \$25,573

### Demographics

	1 Mile	3 Mile	5 Mile
Population	8,748	55,362	166,505
Median HH Inc.	\$111,393	\$84,931	\$77,559
Households	2,864	19,846	60,629

### Divisible to Three (3) Suites

- Suite 100: 1,920± SF
- Suite 200: 1,120± SF
- Suite 300: 1,120± SF

**Sale Price - \$795,000**

For more information:

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**Rebecca Ting, SIOR**

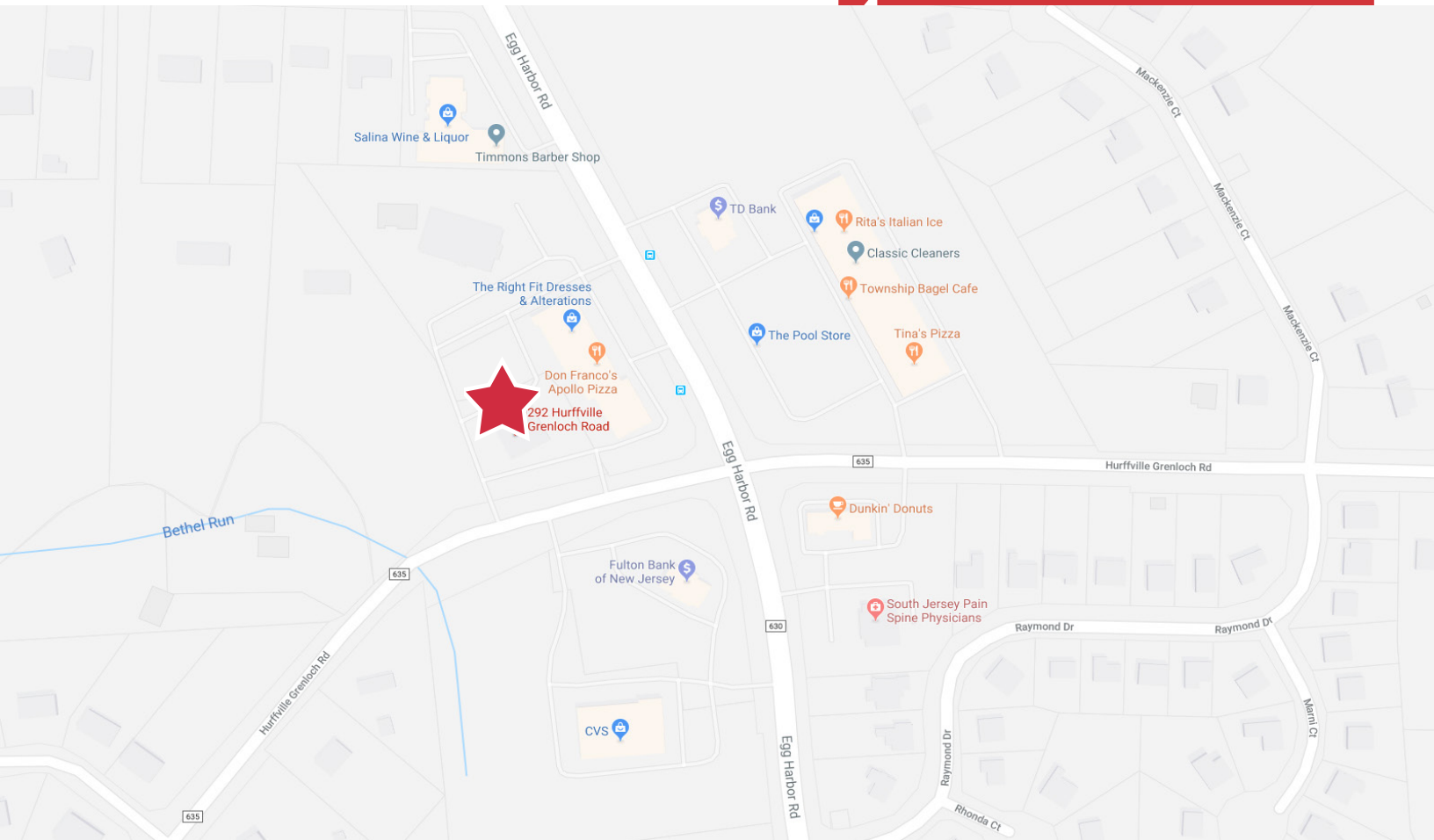
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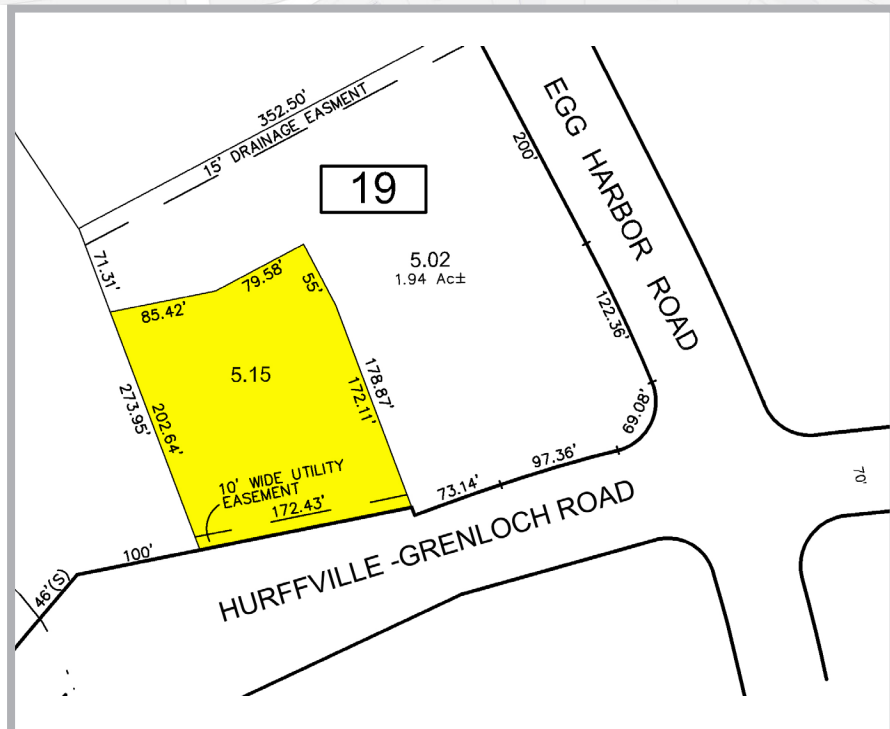
# Location

292 Hurffville-Grenloch Road  
Sewell, NJ



## Location

- Located just off Egg Harbor Road
- Easy access to the Black Horse Pike
- Just minutes to Exit 56 of Route 55 and Exit 7 of Route 42



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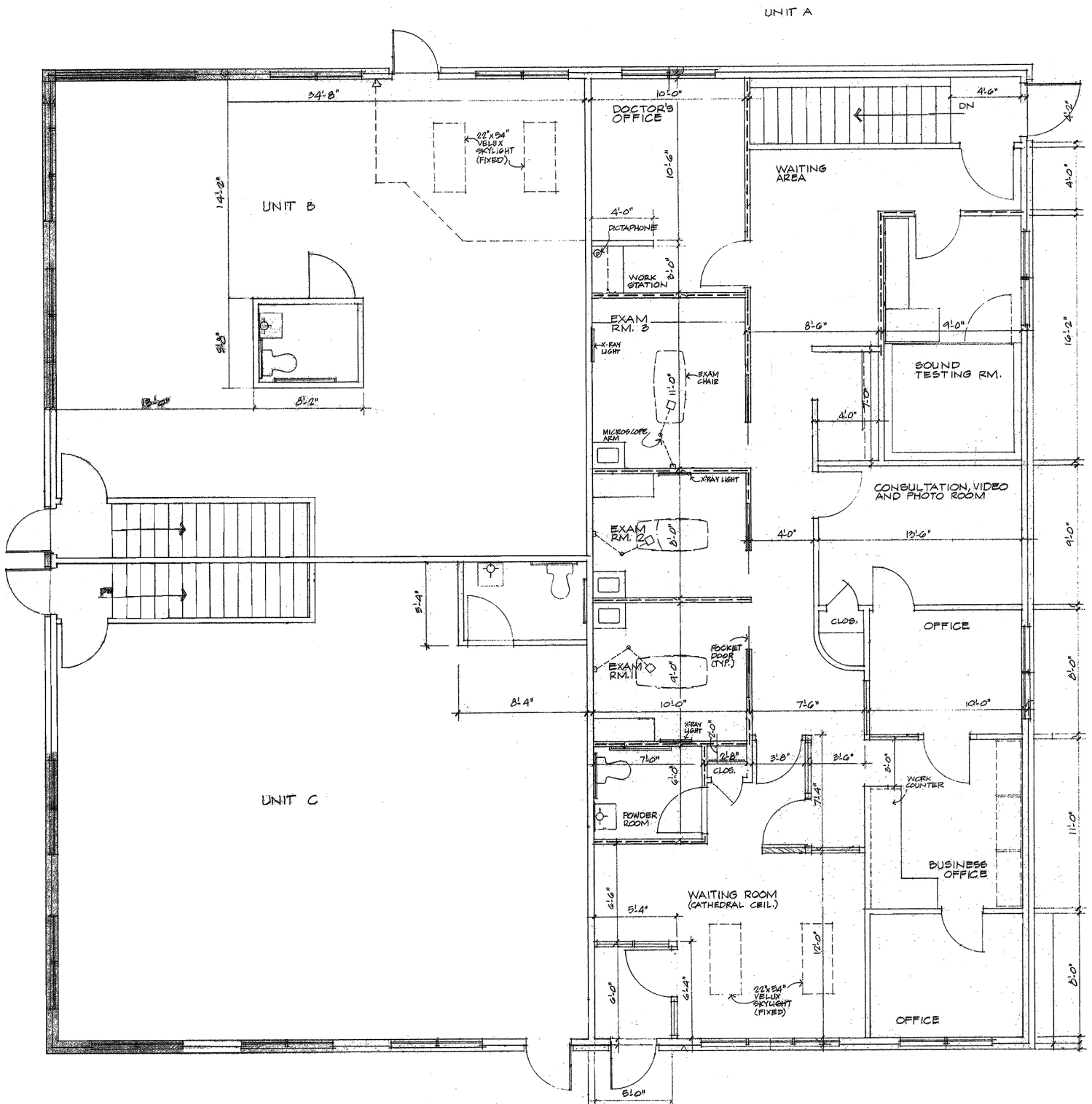
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# Floor Plan



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# Photographs



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