

RETAIL DEVELOPMENT SITE

201 WEST WALNUT AVENUE, NORTH WILDWOOD, NJ 08260



OFFERING SUMMARY

Sale Price:

Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Retail Development Site: .28 Acres (120' x 100')

PROPERTY HIGHLIGHTS

- Available Immediately: .28 Acres Commercial Lot (Vacant Land)
- Prime Corner Space With Strong Seasonal Market
- Excellent Exposure
- Plans are In Place For 100 Seat Restaurant
- Excellent Location For Restaurant, C-Store Or General Retail
- Convenient Location: Garden State Parkway, Route 9
- Near By Attractions: Wildwood Convention Center and Boardwalk
- Traffic Count: 14,136 Vehicles Per Day

FOR MORE INFORMATION CONTACT:

CHRISTOPHER CONWAY

201.703.9700 x143
cconway@thegoldsteingroup.com

PATRICK BRAKE, III

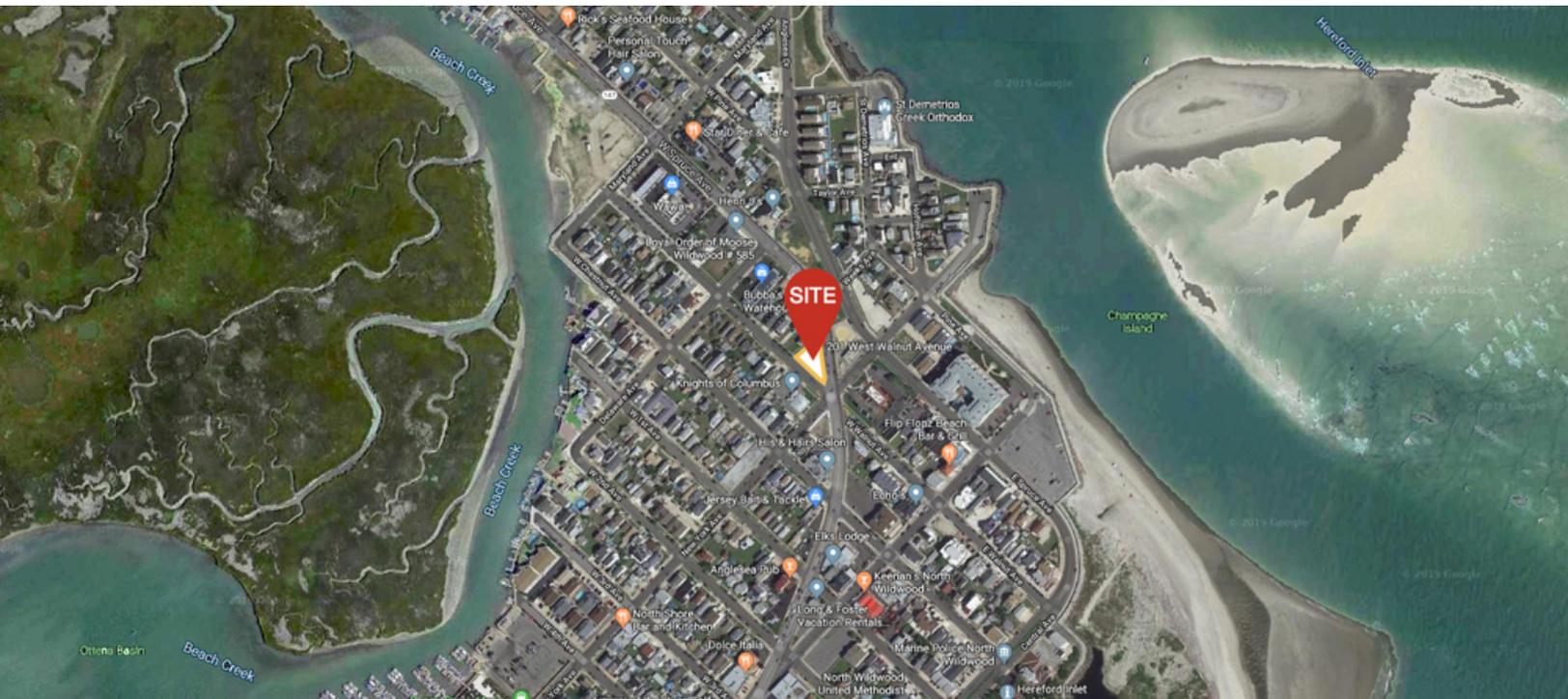
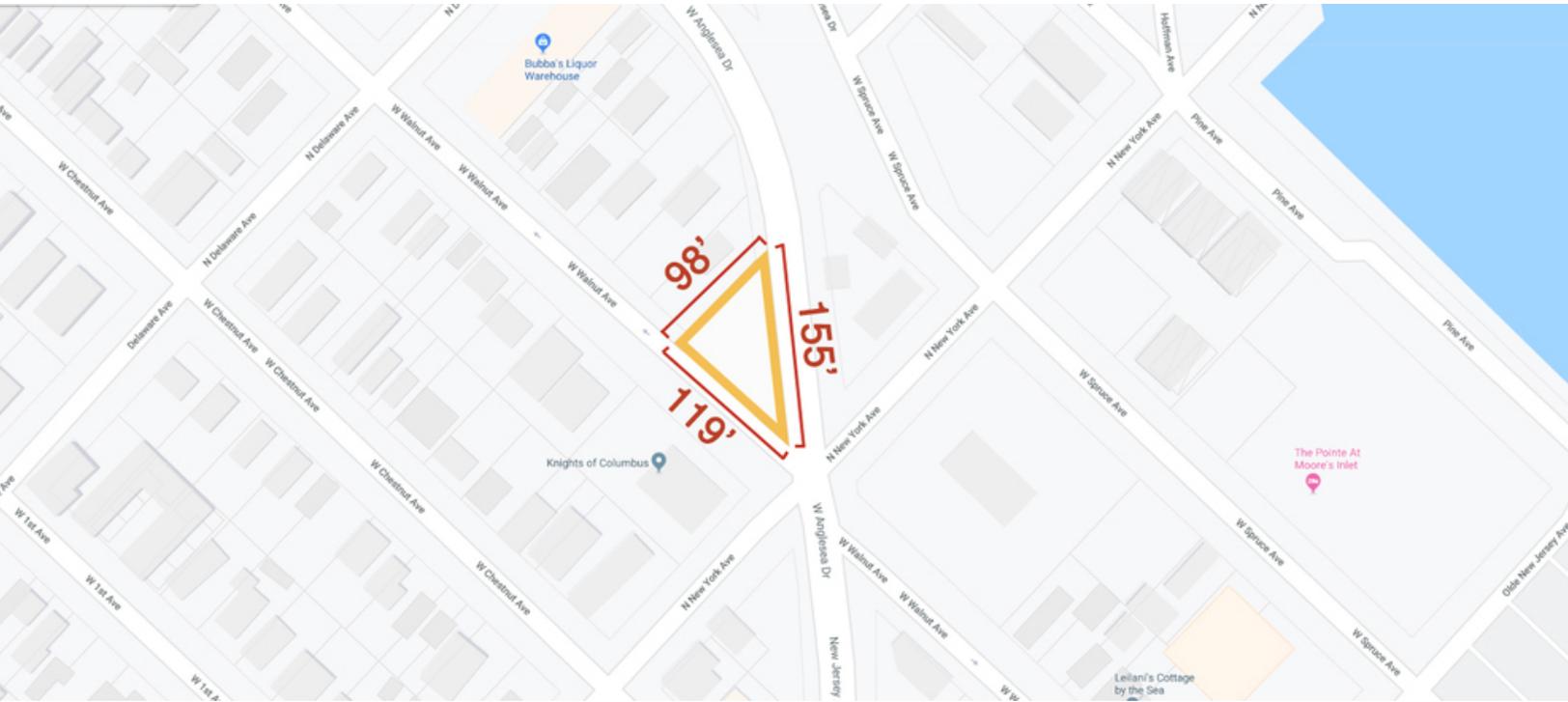
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Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

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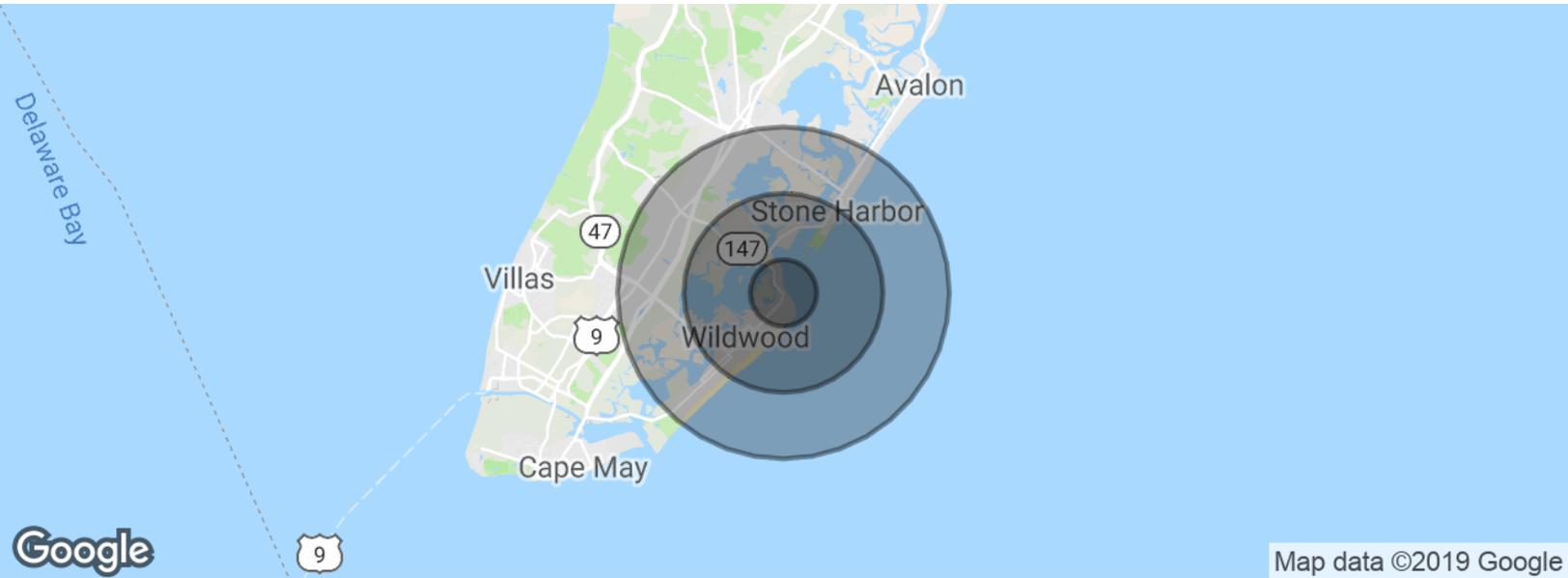
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,039	11,492	21,009
Median age	58.8	49.4	48.6
Median age (Male)	55.4	46.6	46.5
Median age (Female)	59.8	50.4	49.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,624	6,225	10,723
# of persons per HH	1.9	1.8	2.0
Average HH income	\$62,662	\$58,033	\$64,932
Average house value	\$871,921	\$509,472	\$448,857

* Demographic data derived from 2010 US Census

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