

FOR SALE / LEASE

# 246 Route 31

WASHINGTON TOWNSHIP, NJ 07882

RETAIL



## PROPERTY INFO

- + Approximately 12 acres available for sale, ground lease, or build-to-suit
- + Located at the intersection of Springtown Road and Route 31
- + Zoned Business Commercial
- + Suitable for bank, medical/urgent care, fast food, daycare, convenience store, specialty market, and many other retail uses
- + Traffic Count – Route 31 = 18,729 cars per day

### Demographics 2018

	1 mile	3 miles	5 miles
Population	4,851	16,233	26,809
Average Household Income	\$95,245	\$109,653	\$113,566
Daytime Population	4,281	13,027	19,945



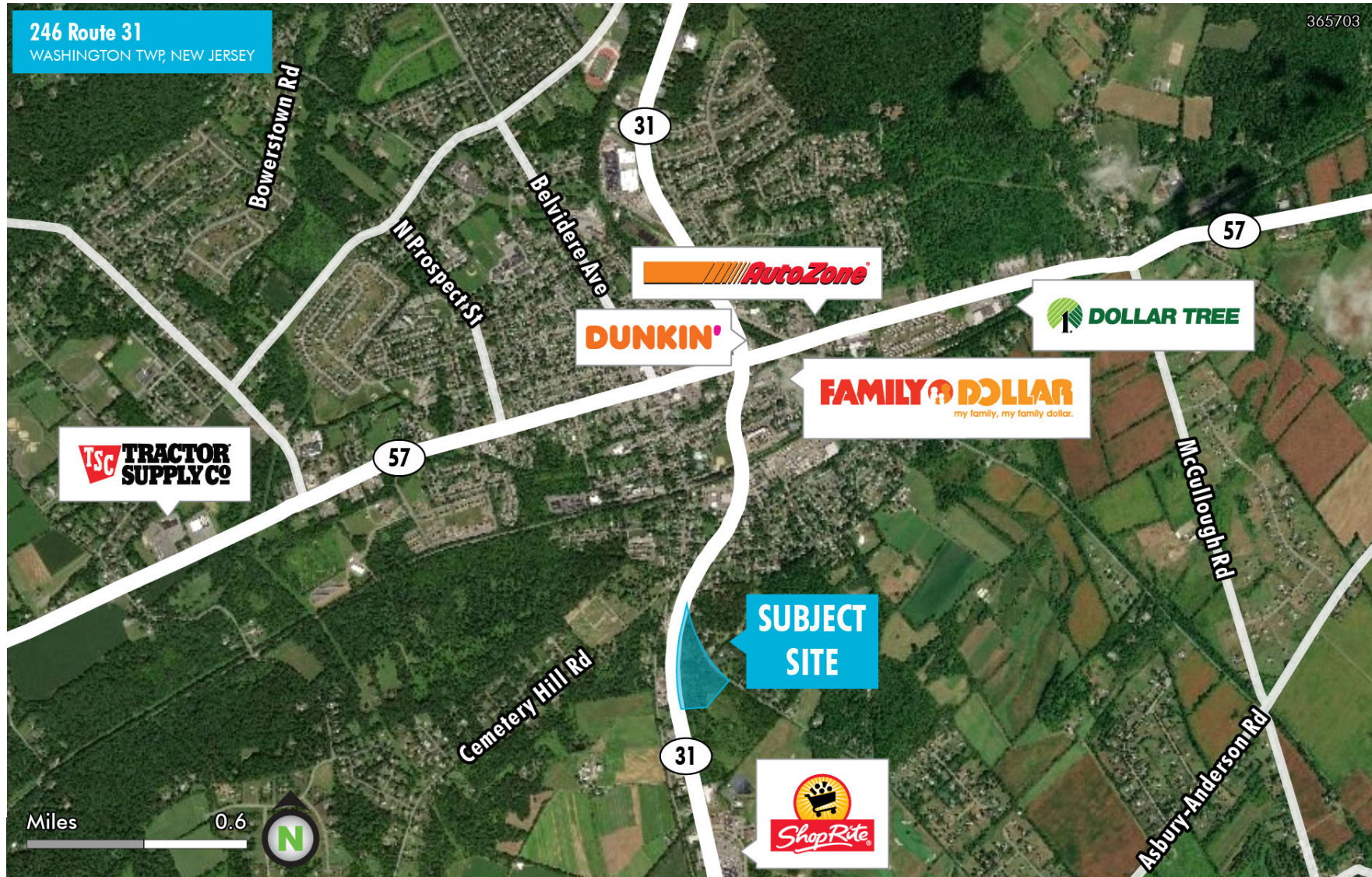
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## MARKET AERIAL





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## CLOSE-IN AERIAL



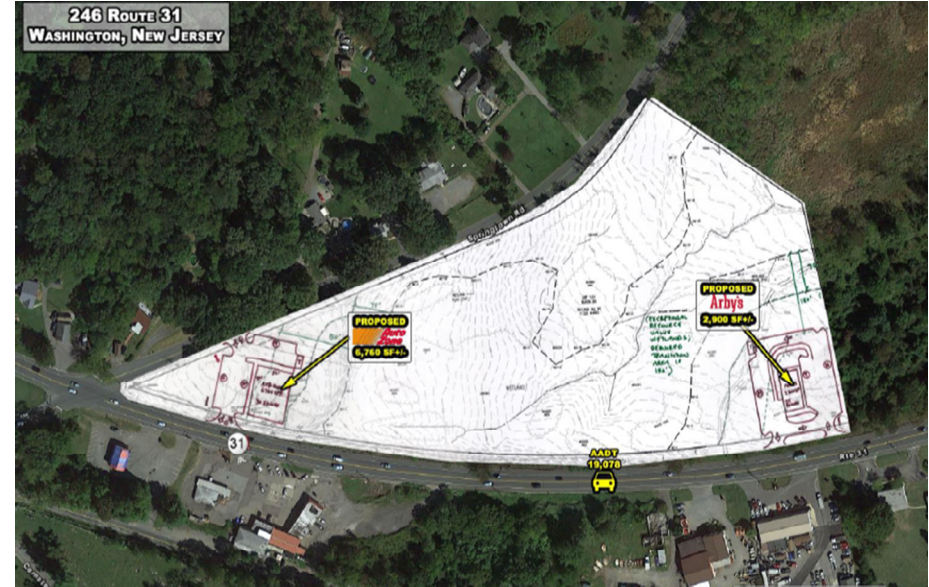


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## CONTACT US

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