



1419 Route 9 North

Middle Township, New Jersey

Property Description

- 22.17± acre pad site
- Former 120 bed Eastern Shore Nursing Home. Building has been demolished
- Block 98, Lot 40
- Zoned: SR - Suburban Residential
- Traffic Count - 10,584 VPD
- Site is served by private water and septic
- Electricity and gas serviced by Atlantic Electric
- Phase I available upon execution of NDA
- \$10,000 broker bonus available for a deal signed by January 31, 2019

Location Information

- Across the street from Avalon Golf Club
- Frontage on Route 9
- Near exit 13 of the Garden State Parkway
- Surrounded by residential subdivisions

Asking Price

**\$45,500
per acre**

PRICE REDUCED

For more information:

Fred Meyer, SIOR

NAI Mertz
21 Roland Avenue
Mount Laurel, NJ 08054
+1 856 802 6515
fred.meyer@naimertz.com

Cameron Tapley

Swearingen Realty Group
5950 Berkshire Lane, 5th Floor
Dallas, TX 75225
+1 214 365 2796
cameront@swearingen.com

Area Information

1419 Route 9 N., Middle Twp., NJ



New Housing Developments

1. Ocean Sands (2008)
2. Hawk's Landing (2016)
3. Seagrove (2014)
4. Caramar (2005 - 2010)
5. The Enclave at Stone Harbor (2014)
6. Osprey Cove (2009)
7. Four Seasons at Stone Harbor (2007)
8. Fairways at Laguna Oaks (2009)
9. Sand Dollar Estates (2015)
10. Gatherings at Cape May (2017)
11. Legacy (2011)

See next page for details on Area Retailers

For more information:

Fred Meyer, SIOR NAI Mertz
21 Roland Ave., Mount Laurel, NJ 08054
+1 856 802 6515 • fred.meyer@naimertz.com

Cameron Tapley Swearingen Realty Group
5950 Berkshire Lane, 5th Floor, Dallas, TX 75225
+1 214 365 2796 • cameront@swearingen.com

A - 4 W. Roosevelt Blvd.

- ShopRite
- Dollar General
- Burger King
- Dunkin Donuts
- CVS
- TD Bank

B - Cedar Square Shopping Center

- Acme
- Dollar General
- Peeble's

C - 11 Court House S. Dennis Rd.

- Marshall's
- GNC
- Cape Regional Urgent Care
- Acme
- Home Goods
- Pier 1 Imports
- TJ Maxx
- Big Lots
- TD Bank

For more information:

Fred Meyer, SIOR NAI Mertz
21 Roland Ave., Mount Laurel, NJ 08054
+1 856 802 6515 • fred.meyer@naimertz.com

Cameron Tapley Swearingen Realty Group
5950 Berkshire Lane, 5th Floor, Dallas, TX 75225
+1 214 365 2796 • cameront@swearingen.com

E - Rio Grande Shopping Center

- Aldi
- Michael's
- Bed Bath & Beyond
- Ross
- Five Below
- Lowe's Home Improvement
- Wal-Mart
- Family Dollar
- PetSmart
- ShopRite
- Famous Footwear
- Starbucks
- Walgreen's
- Five Guys
- Advanced Auto Parts
- Game Stop
- Rite Aid
- Save A Lot

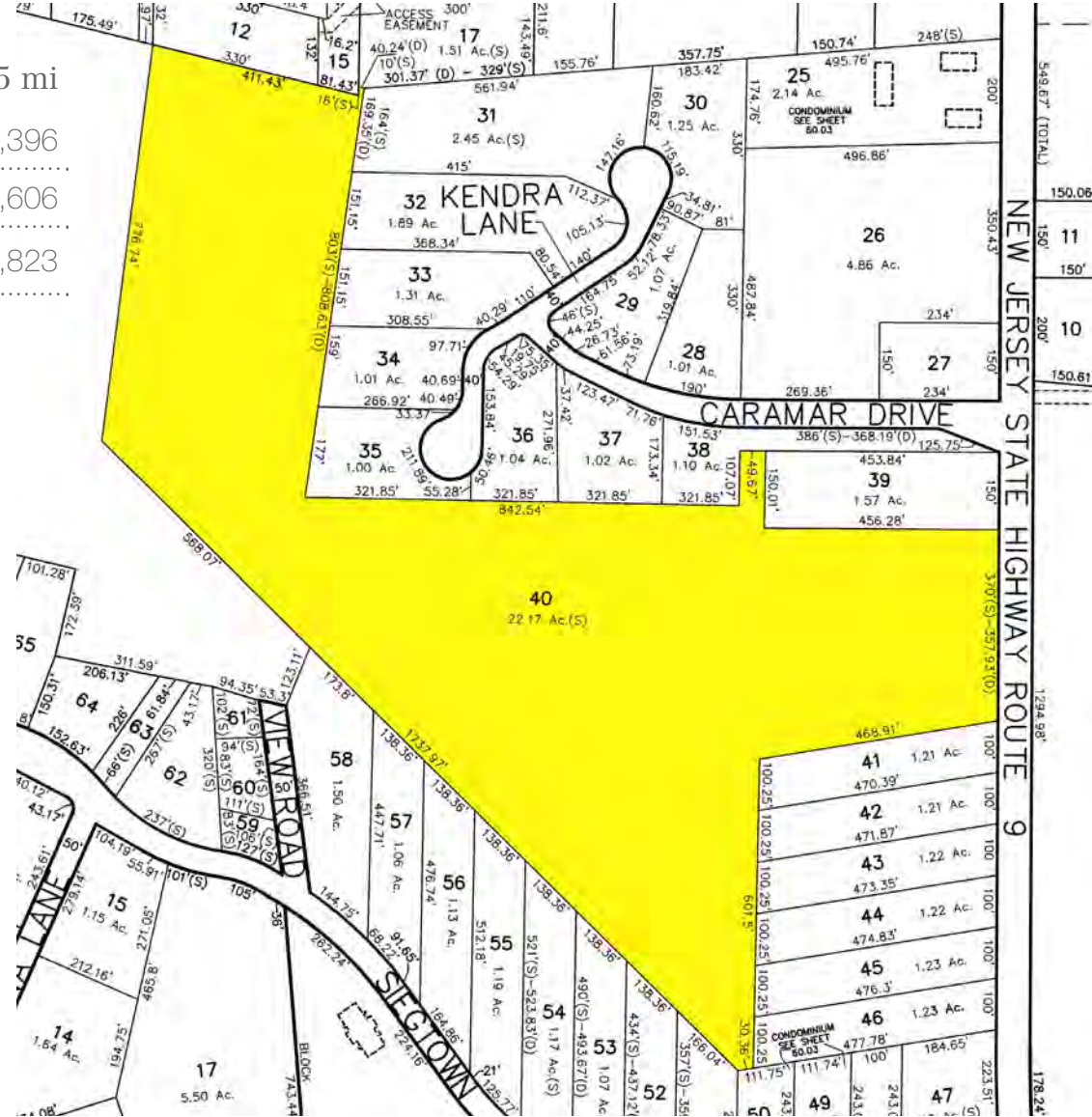
F - Bay Shore Mall

- Acme
- Big Lots
- Family Dollar
- McDonald's

Tax Map 1419 Route 9 N., Middle Twp., NJ

Demographics

	1 mi	3 mi	5 mi
Population	952	3,777	14,396
Households	290	1,265	5,606
Median Household Income	\$88,207	\$80,139	\$79,823



For more information:

Fred Meyer, SIOR

NAI Mertz
21 Roland Ave., Mount Laurel, NJ 08054
+1 856 802 6515 • fred.meyer@naimertz.com

Cameron Tapley

Swearingen Realty Group
5950 Berkshire Lane, 5th Floor, Dallas, TX 75225
+1 214 365 2796 • cameront@swearingen.com



21 Roland Avenue
Mount Laurel, New Jersey
+1 856 234 9600
naimertz.com