

FORMER GAS STATION

706 BROWNING LANE, BROOKLAWN, NJ

±0.42 ACRES FOR SALE OR LEASE



property highlights.

- Former Gas Station located on corner
- Situated cross from grocery and fitness anchored center
- Located among national retailers
- Sits at a signalized intersection with a combined traffic count of 19,538 VPD
- Easy access to I-76, I-295 and Route 42



stats.

2017 DEMOGRAPHICS*	3 MILE	5 MILES	7 MILES
EST. POPULATION	96,277	373,217	747,610
EST. HOUSEHOLDS	37,399	146,780	304,662
EST. AVG. HH INCOME	\$73,237	\$77,170	\$81,074

BROWNING LANE TRAFFIC COUNT: 10,178 VPD *ESRI 2013
KINGS HIGHWAY TRAFFIC COUNT: 9,630 VPD *ESRI 2014



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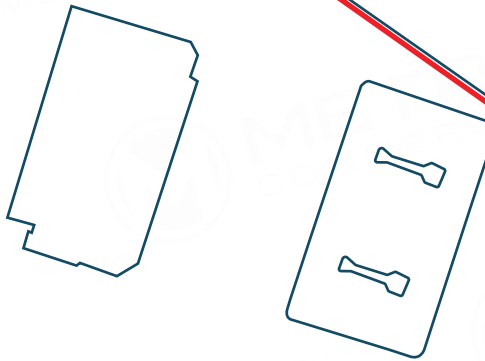
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AVAILABLE
±0.42 ACRES

BROWNING LANE 10,178 VPD



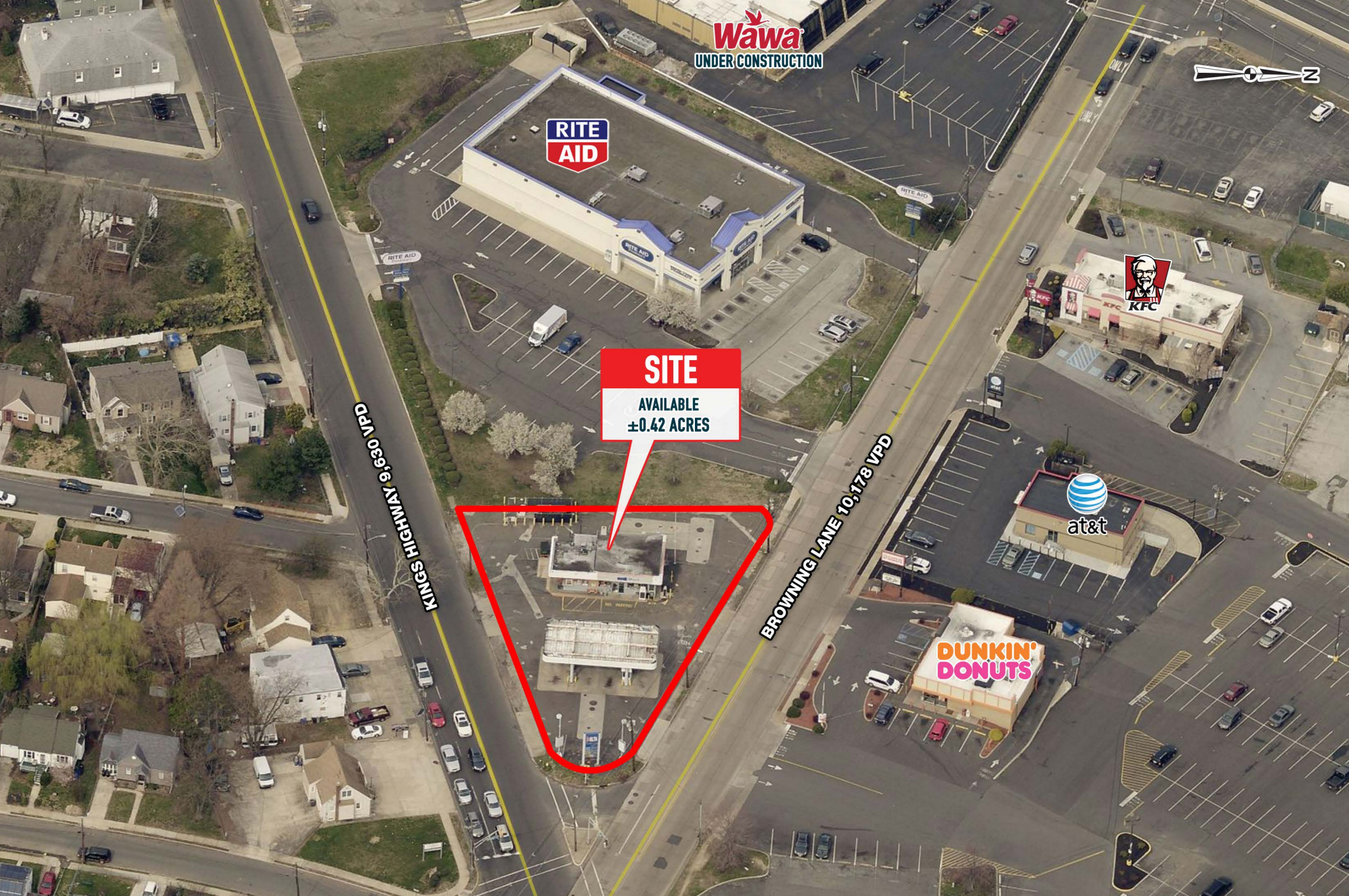
KINGS HIGHWAY 9,630 VPD



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