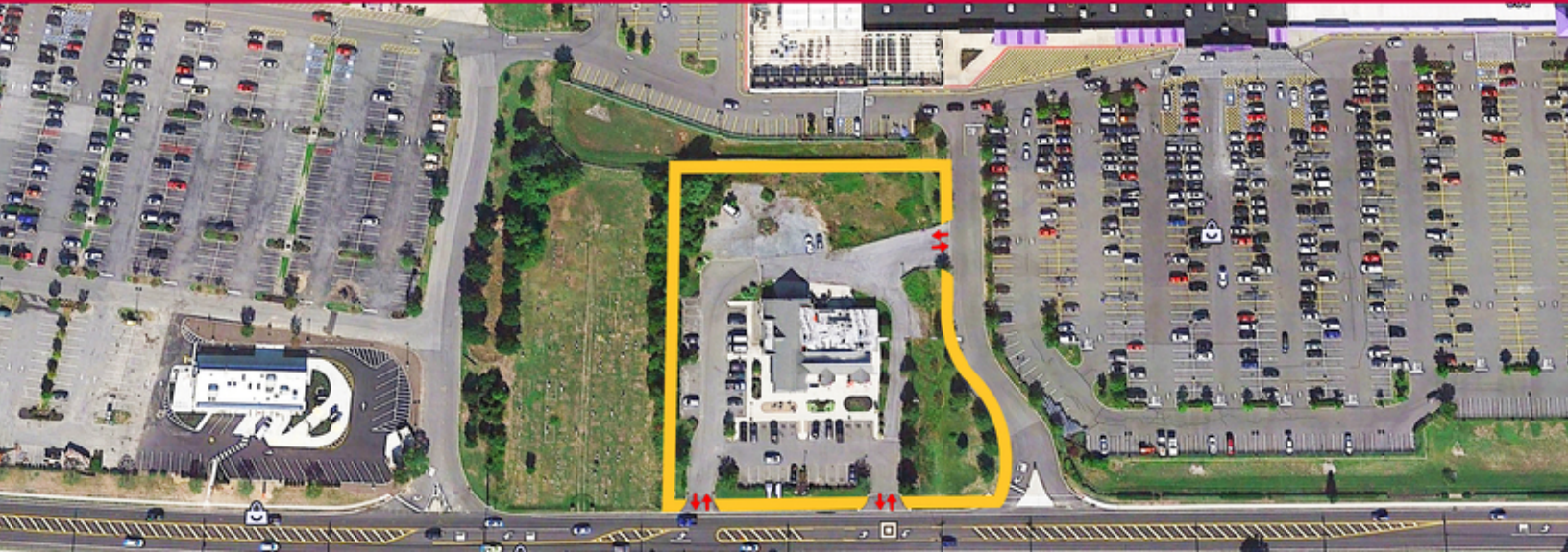


RIO GRANDE, NJ - DEVELOPMENT SITE

3167 ROUTE 9 S, RIO GRANDE, NJ 08242

*** CONFIDENTIAL ***

PLEASE DO NOT DISCUSS WITH ON-SITE EMPLOYEES OR TENANTS AT THE PROPERTY



OFFERING SUMMARY

Sale Price:	Call For Details
Available SF:	8,000 SF
Building Size:	8,000 SF
Price / SF:	-

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Available Immediately: 8,000 SF Convenience Center with 3 Stores on 1.89 Acres for sale located in Rio Grande NJ

PROPERTY HIGHLIGHTS

- Available Immediately
- 8,000 SF Convenience Center with 3 Stores on 1.89 Acres
- Excellent Restaurant or Bank Location
- Traffic Lights at Satt Boulevard & Linden Lane
- Outparcel to Walmart & Lowe's Centers
- Convenient Access to Route 9, Route 47 and the Garden State Parkway
- Expansion Possible

FOR MORE INFORMATION CONTACT:

JOHN T. OSTROWSKI

201.703.9700 x121
jostrowski@thegoldsteingroup.com

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

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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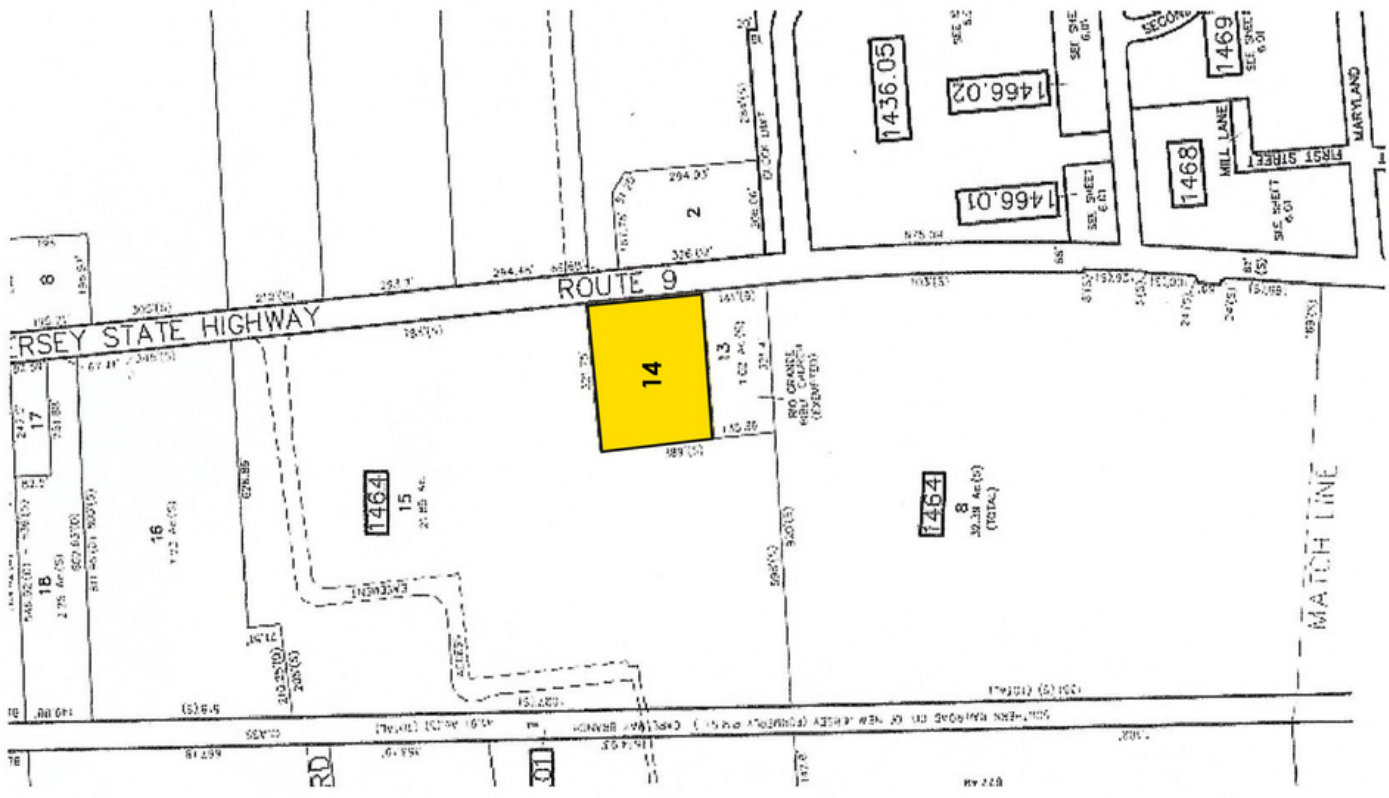
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(Block 1464.01 Lot 14)

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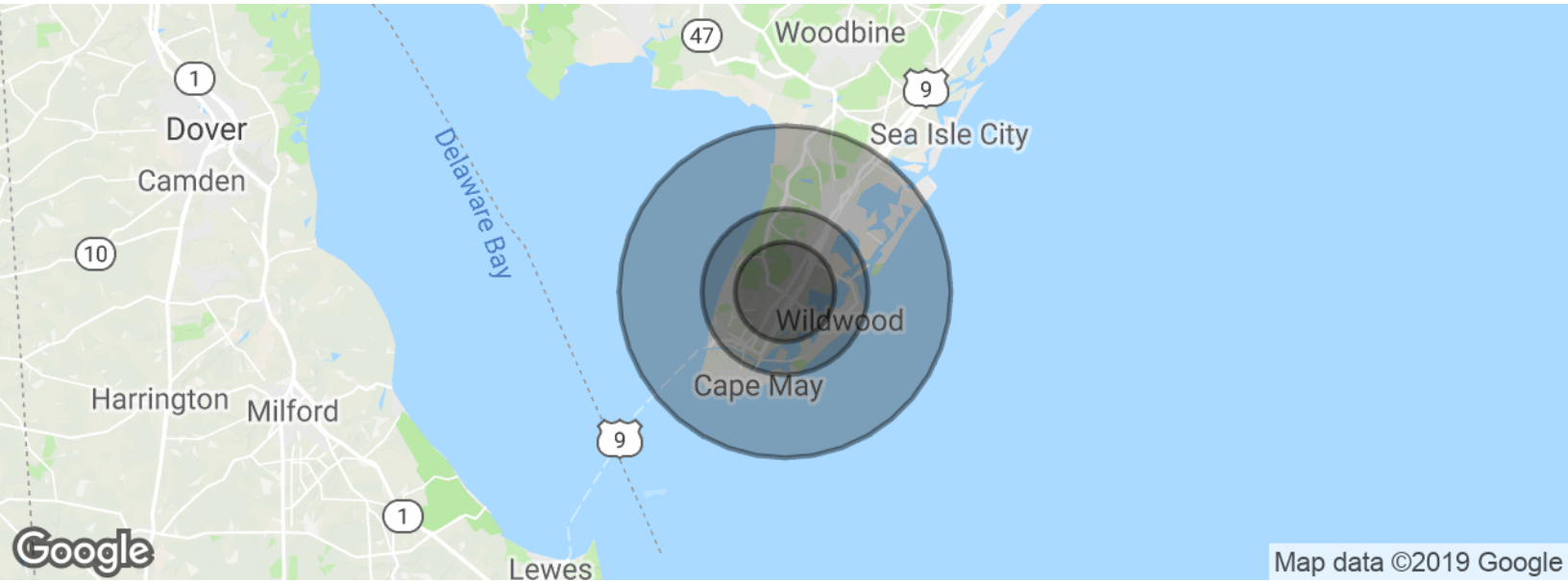
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	11,200	40,820	68,020
Median age	42.5	44.0	46.0
Median age (Male)	42.1	42.5	43.3
Median age (Female)	43.1	45.1	47.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	4,896	19,243	32,082
# of persons per HH	2.3	2.1	2.1
Average HH income	\$70,927	\$73,479	\$76,943
Average house value	\$263,882	\$281,435	\$402,745

* Demographic data derived from 2010 US Census

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