

REDEVELOPMENT OPPORTUNITY

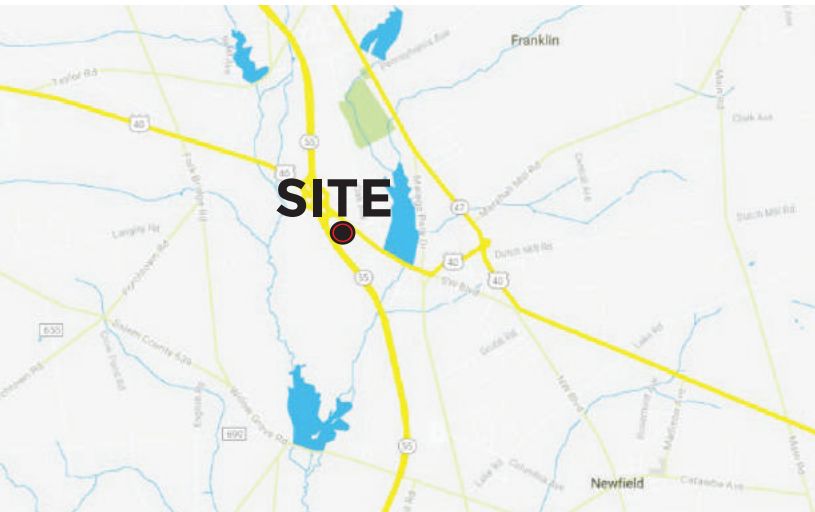
ROUTE 55 & ROUTE 40 INTERCHANGE

MALAGA, GLOUCESTER COUNTY, NJ 08328

AVAILABLE
FOR SALE / LEASE

PROPERTY FEATURES

- ✓ ± 50 Acres Available for Redevelopment
- ✓ Available For Lease or Purchase
- ✓ Zoned Commercial/Highway which allows wide variety of uses
- ✓ Ideal for: Destination Retail, Office/Industrial Complex, Mixed use
- ✓ Traffic Counts: 46,000 VPD
- ✓ Located in between Exit 39A off Route 55 and Route 40. Property sits at the interchange
- ✓ Excellent Visibility and Frontage off of Route 55



ZOMMICK McMAHON
Commercial Real Estate Inc.

1306 Wilmington Pike, Suite A-2 | West Chester, PA 19382
www.zmcre.com

CONTACT US

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MALAGA SITE AERIAL: ROUTE 55 & ROUTE 40 INTERCHANGE



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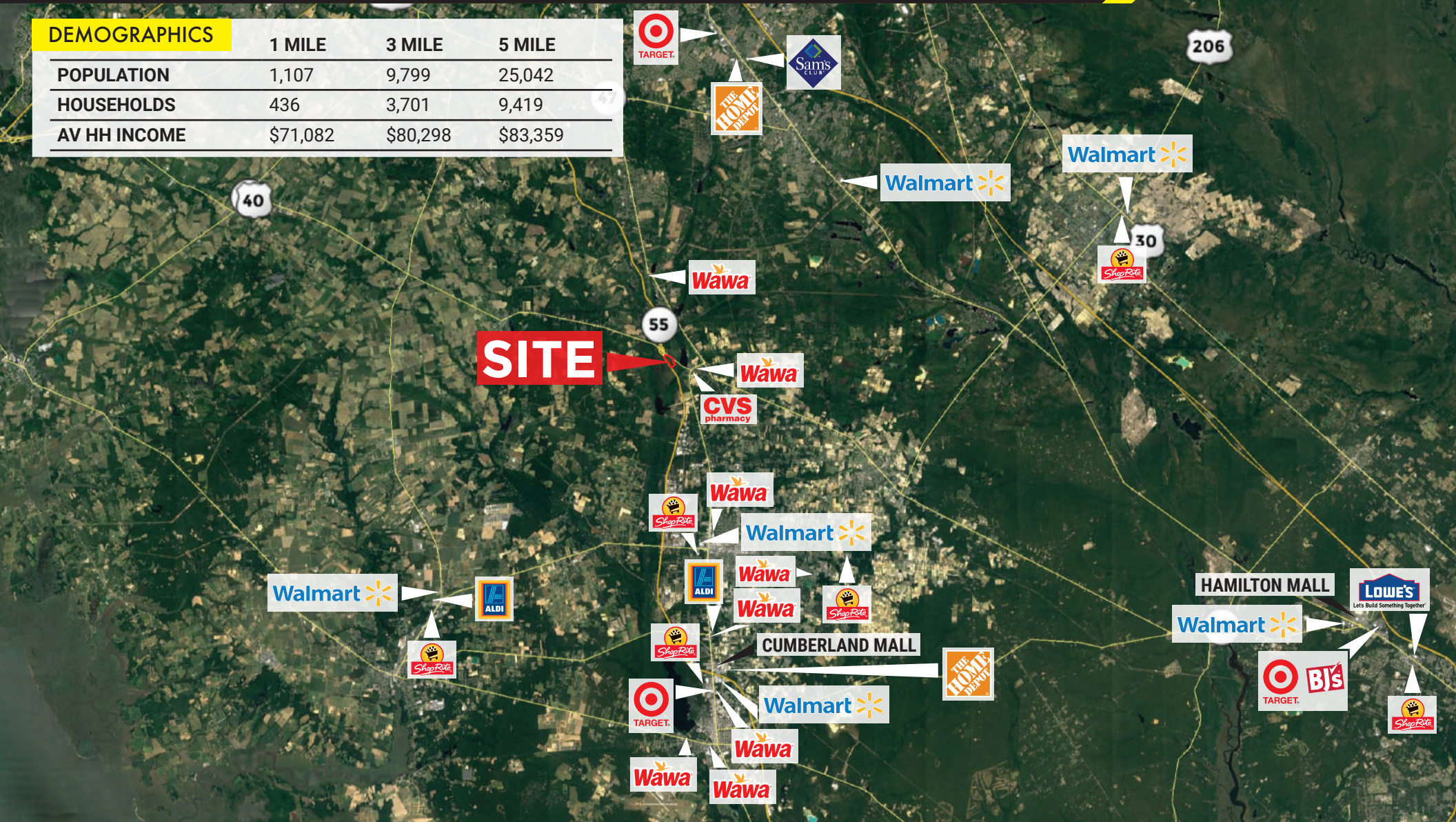


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MALAGA REGIONAL MARKET AERIAL: ROUTE 55 & ROUTE 40

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,107	9,799	25,042
HOUSEHOLDS	436	3,701	9,419
AV HH INCOME	\$71,082	\$80,298	\$83,359



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ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

SOME OF OUR SATISFIED CLIENTS



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