

Conceptual Plan Only

Professional/Medical/Retail
Development Opportunity
5.25± Acres for Sale

202-208 E. Jimmie Leeds Road
Galloway, New Jersey

Property Description

- 5.25± acres available for sale with 450' frontage on Jimmie Leeds Road
- **Located in Redevelopment Zone**
- Block 980, Lots 13.03 & 14
- Zoned PRO - Professional Office District
- City Utilities, Water, Sewer, Natural Gas
- Ideal site for developers of professional office buildings or retail strip centers

Location Information

- A no-toll interchange of the Garden State Parkway is under construction a short distance from this land parcel
- Minutes from AtlantiCare Regional Medical Center, Stockton State College, Stockton Seaview Hotel & Golf Club and Galloway National Golf Club
- 1 mile to Garden State Parkway; 5.5 miles to Atlantic City Expressway

SALE PRICE **\$575,000**

For more information:

Roy Kardon, SIOR

+1 610 246 7118

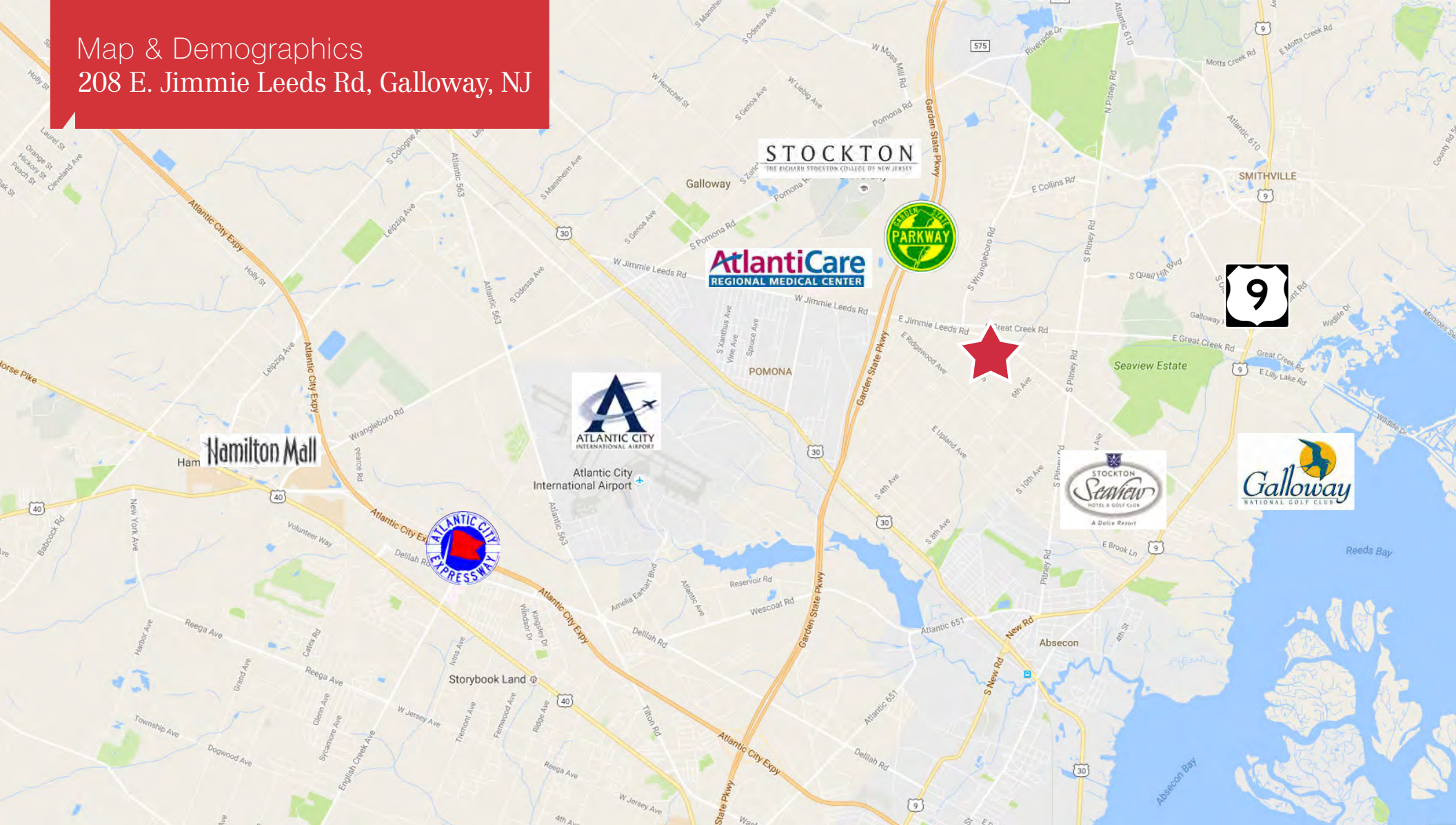
roy.kardon@naimertz.com

John Brown

+1 609 471 6133

john.brown@naimertz.com

Map & Demographics
208 E. Jimmie Leeds Rd, Galloway, NJ



Demographic Information

1 Mile 3 Mile 5 Mile

Total Population	4,652	34,170	54,520
Median Household Income	\$61,674	\$63,672	\$58,248
Total Households	4,788	31,514	80,405

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21 Roland Avenue
Mount Laurel NJ 08054
+1 856 234 9600
naimertz.com

Property Description: 5.25 Acres
Block 980 Lots 13.03 & 14
Capacity for approximately 36,000 square feet of building
450' Frontage on Jimmie Leeds Rd.

Location: 202 & 208 East Jimmie Leeds Rd. Galloway, NJ 08205

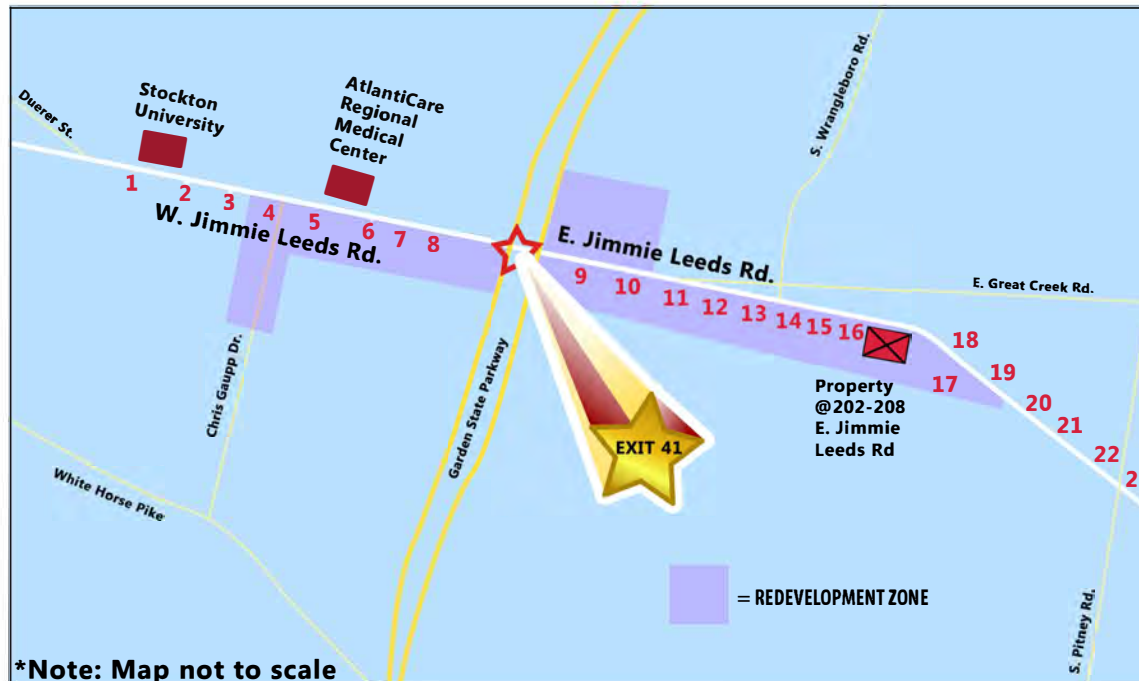
Zoning-Commercial & Professional District: Site is within Galloway Township Zoning in the Professional Office District (PRO) for professional office development and limited personal services. Ordinance No. 1741, 2008

Ideal for Medical/Health related services, banking/financial services, restaurants, retail, etc. (Excludes fast food)

Site: Site is serviced with Natural Gas, Electricity, Public Water, Sewer, Telephone, and Cable TV.

**LOCATED IN
REDEVELOPMENT ZONE
(RESOLUTION 185-18)**

TAX ABATEMENT AVAILABLE



Examples of Current Businesses on Jimmie Leeds Rd Within close proximity

1. BUDNICK-PEDIATRICIAN
2. 76 WEST PARK CENTER
3. STOCKTON MEDICAL BUILDING
4. HEALTH CENTER OF GALLOWAY
5. ATLANTICARE MEDICAL CENTER SERVICES
6. SPRING VILLAGE AT GALLOWAY
7. SALARTASH SURGICAL ASSOCIATES
8. SEASHORE GARDENS LIVING CENTER
9. ATLANTIC PROFESSIONAL PARK
10. ATLANTIC ANIMAL HEALTH CENTER
11. SHORE ORTHO UNIVERSITY ASSOCIATES
12. ATLANTIC MEDICAL IMAGING
13. FRANK D'MAURO: EAR NOSE AND THROAT
14. ATLANTICARE URGENT CETNTER AT PINWOOD PLAZA/ATLANTIC SLEEP HEALTH DIAGNOSTIC ASSOCIATES
15. MY BEST FRIEND ANIMAL HOSPITAL
16. GALLOWAY DENTAL
17. CUREXA PHARMACY
18. CATHERINE CIPPOLLA, LCSW/ATLANTIC PSYCHOTHERAPY/MASTERSON CHIROPRACTIC, PC
19. SHORE KIDNEY & HYPERTENSION SPECIALISTS/ATLANTIC ENDODONTICS
20. TILTON FITNESS
21. GALLOWAY CENTRAL PARK-OB/GYN
22. MEDICAP PHARMACY/CHIROPRACTIC/ BEHAVIORAL THERAPY
23. CVS