



2664 Route 206

Springfield (Burlington County), New Jersey

Size

- +/- 2.70 Acres
- Potential to Build an Approximate 18,545 SF Strip Center with 113 Parking Spaces

Asking Price

- \$1.5 MM

Taxes

- \$8,506 (2016)

Zoning - CC (Community Commercial)

- Banks
- Drug Stores
- General Merchandise
- Restaurants (Without Drive-Thru)
- Day Care
- Dry Cleaners
- Health Services

Demographics

Radius	Population	Median HH Income	Average Age
3 Mile	12,044	\$79,138	40.8
5 Mile	46,868	\$83,200	40.9
7 Mile	94,330	\$87,843	41.1

Land for Sale - Contact

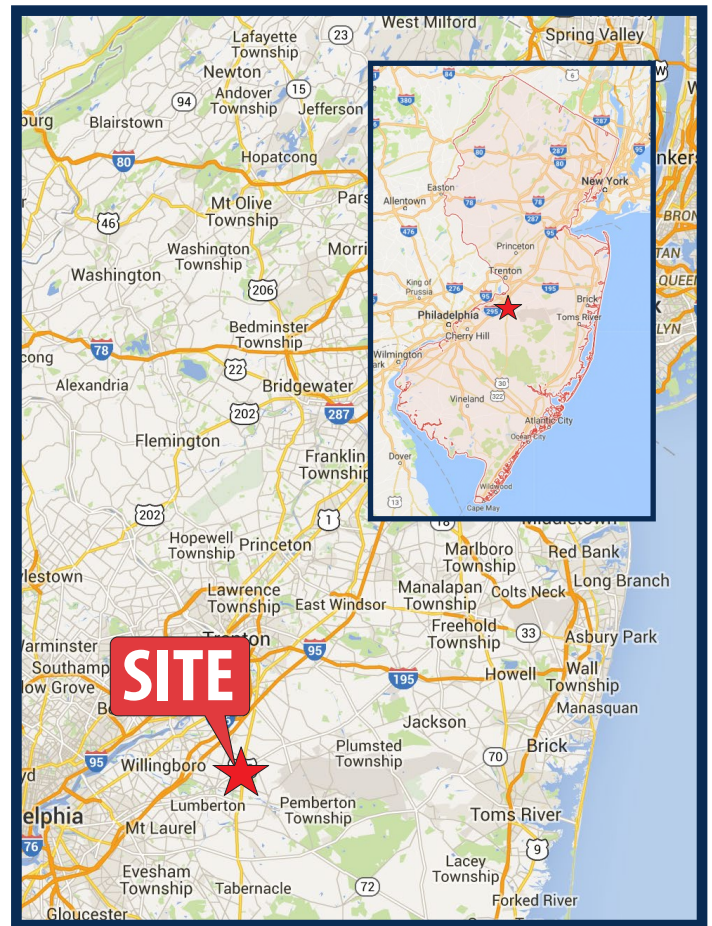
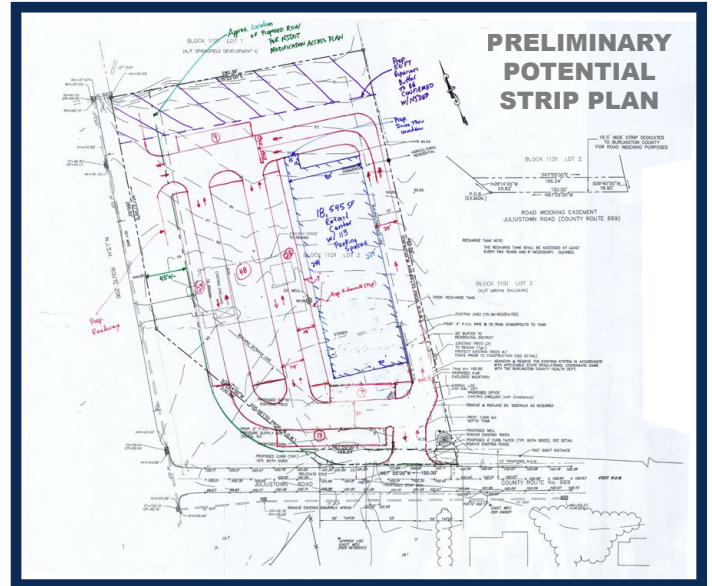
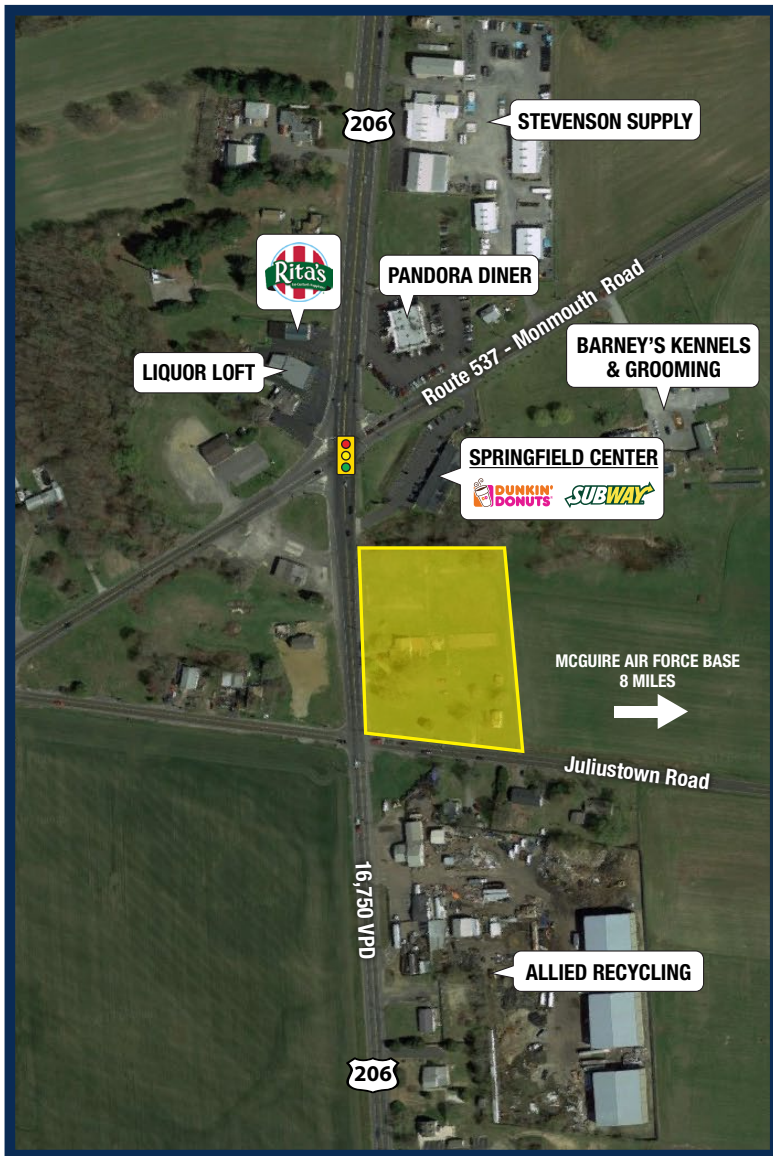
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 COMMERCIAL REAL ESTATE

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- Prime land for redevelopment along growing Route 206 corridor - an underserved retail market
- DOT expanding Route 206 with additional lanes and improved intersection at Juliustown Road
- Curb cuts and utilities in place
- Traffic counts of 16,750 VPD
- Juliustown Road is a major throughway to McGuire Air Force Base



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