

FORMER SUN NATIONAL BANK

504 U.S. 9

LANOKA HARBOR, NJ

±4,000 SF ON 0.91 ACRE FOR SALE



## property highlights.

- High visibility location on high traffic U.S. Rt. 9 (ADTC - 19,374)
- Two tenant building provides income from existing tenant
- Ideal location for retailer desiring pick up window with outstanding highway exposure
- Nearby retailers include WalMart Supercenter, Shop Rite, TJ Maxx and McDonalds
- Zoned C-150 (Highway Business)

## stats.

2017 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,779	33,713	54,135
EST. HOUSEHOLDS	2,243	12,204	19,630
EST. AVG. HH INCOME	\$101,003	\$94,346	\$90,941

TRAFFIC COUNT: U.S. 9 19,374. VPD \*ESRI 2017



**METRO**<sup>®</sup>  
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REAL ESTATE, INC.

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**Walmart**  
SUPERCENTER



**HAINES STREET**

**SITE**  
FORMER  
**SUN**  
NATIONAL BANK



**UNITED STATES**  
POSTAL SERVICE

**LACEY MALL**  
  
  
**T.J. MAXX**  
  
**DOLLAR TREE**  
  
**FIRESTONE**  
FIRESTONE TIRE & SERVICE CENTERS

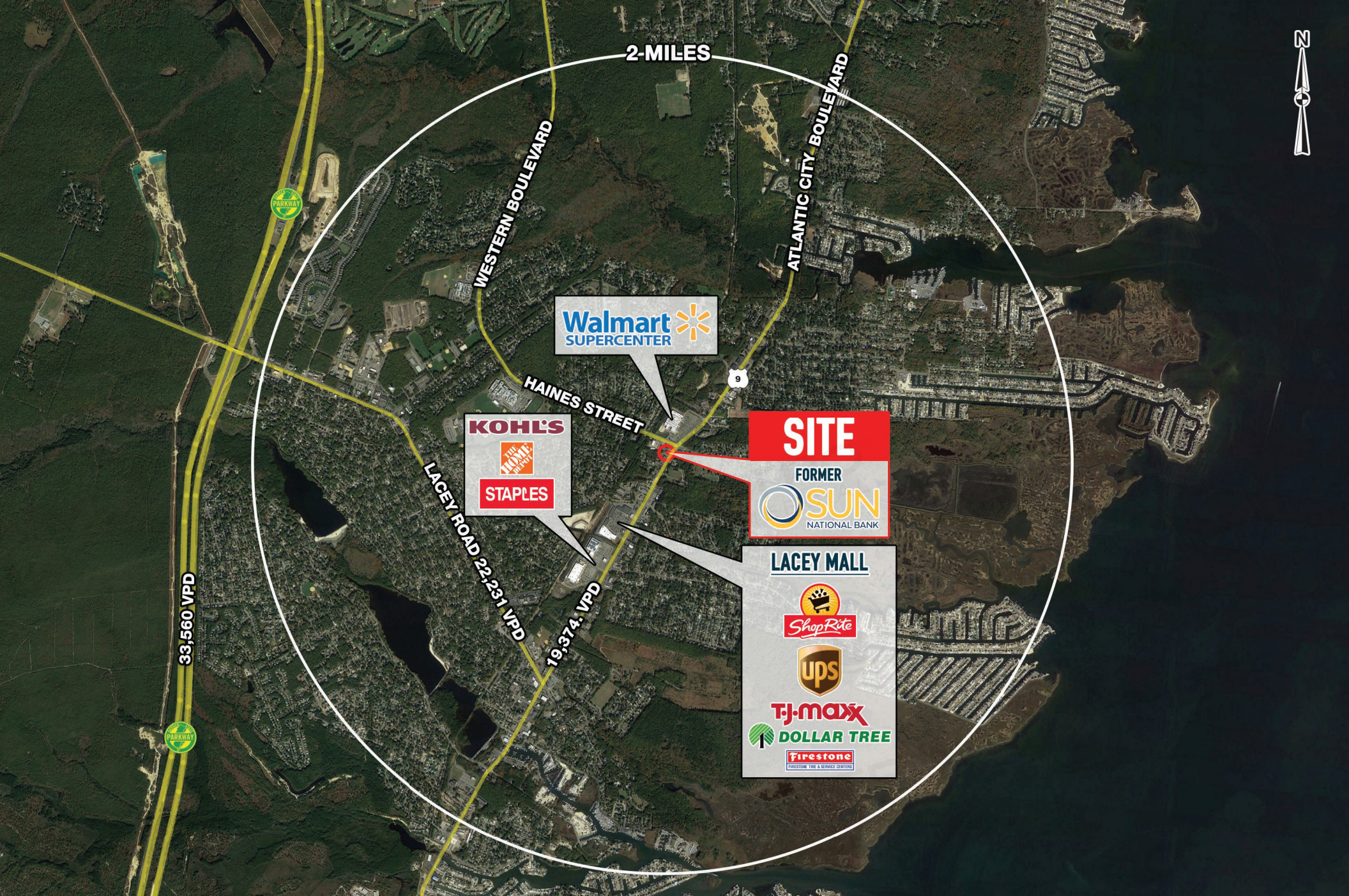
**MAIN STREET 19,374, VPD**

**KOHL'S**  
  
**STAPLES**

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**LANOKA HARBOR, NJ**





2-MILES

WESTERN BOULEVARD

ATLANTIC CITY BOULEVARD

HAINES STREET

LACEY ROAD 22-231 VPD

19,374 VPD

33,560 VPD

**Walmart**  
SUPERCENTER

**KOHL'S**  
THE MANSION  
**STAPLES**

**SITE**  
FORMER  
**SUN**  
NATIONAL BANK

**LACEY MALL**  
**ShopRite**  
**ups**  
**TJ-maxx**  
**DOLLAR TREE**  
**Firestone**  
FIRESTONE TIRE & SERVICE CENTERS

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