



**1419 Route 9 North**  
 Middle Township, New Jersey

**Property Description**

- 22.17± acre pad site
- Former 120 bed Eastern Shore Nursing Home. Building has been demolished
- Block 98, Lot 40
- Zoned: SR - Suburban Residential
- Traffic Count - 10,584 VPD
- Site is served by private water and septic
- Electricity and gas serviced by Atlantic Electric
- Phase I available upon execution of NDA

**Location Information**

- Across the street from Avalon Golf Club
- Frontage on Route 9
- Near exit 13 of the Garden State Parkway
- Surrounded by residential subdivisions

For more information:

**Fred Meyer, SIOR**  
 NAI Mertz  
 21 Roland Avenue  
 Mount Laurel, NJ 08054  
 +1 856 802 6515  
 fred.meyer@naimertz.com

**Cameron Tapley**  
 Swearingen Realty Group  
 5950 Berkshire Lane, 5th Floor  
 Dallas, TX 75225  
 +1 214 365 2796  
 cameront@swearingen.com

Asking Price  
**\$45,500**  
 per acre

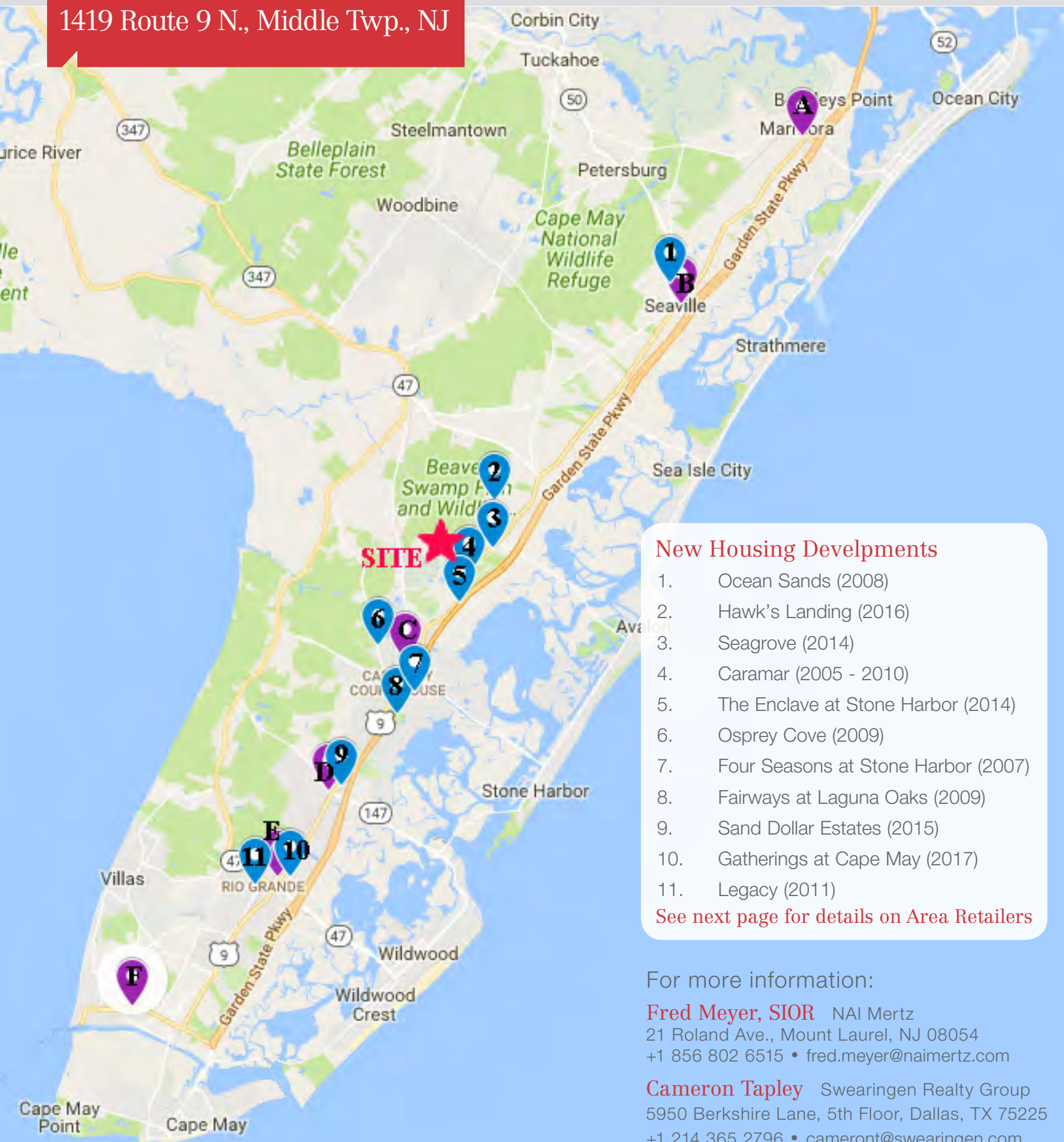
21 Roland Avenue  
 Mount Laurel NJ 08054  
 +1 856 234 9600  
[naimertz.com](http://naimertz.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



## Area Information

1419 Route 9 N., Middle Twp., NJ



### New Housing Developments

1. Ocean Sands (2008)
2. Hawk's Landing (2016)
3. Seagrove (2014)
4. Caramar (2005 - 2010)
5. The Enclave at Stone Harbor (2014)
6. Osprey Cove (2009)
7. Four Seasons at Stone Harbor (2007)
8. Fairways at Laguna Oaks (2009)
9. Sand Dollar Estates (2015)
10. Gatherings at Cape May (2017)
11. Legacy (2011)

See next page for details on Area Retailers

For more information:

**Fred Meyer, SIOR** NAI Mertz  
21 Roland Ave., Mount Laurel, NJ 08054  
+1 856 802 6515 • fred.meyer@naimertz.com

**Cameron Tapley** Swearingen Realty Group  
5950 Berkshire Lane, 5th Floor, Dallas, TX 75225  
+1 214 365 2796 • cameront@swearingen.com

### A - 4 W. Roosevelt Blvd.

- ShopRite
- Dollar General
- Burger King
- Dunkin Donuts
- CVS
- TD Bank

### B - Cedar Square Shopping Center

- Acme
- Dollar General
- Peeble's

### C - 11 Court House S. Dennis Rd.

- Marshall's
- GNC
- Cape Regional Urgent Care
- Acme
- Home Goods
- Pier 1 Imports
- TJ Maxx
- Big Lots
- TD Bank

For more information:

**Fred Meyer, SIOR** NAI Mertz  
21 Roland Ave., Mount Laurel, NJ 08054  
+1 856 802 6515 • fred.meyer@naimertz.com

**Cameron Tapley** Swearingen Realty Group  
5950 Berkshire Lane, 5th Floor, Dallas, TX 75225  
+1 214 365 2796 • cameront@swearingen.com

### E - Rio Grande Shopping Center

- Aldi
- Michael's
- Bed Bath & Beyond
- Ross
- Five Below
- Lowe's Home Improvement
- Wal-Mart
- Family Dollar
- PetSmart
- ShopRite
- Famous Footwear
- Starbucks
- Walgreen's
- Five Guys
- Advanced Auto Parts
- Game Stop
- Rite Aid
- Save A Lot

### F - Bay Shore Mall

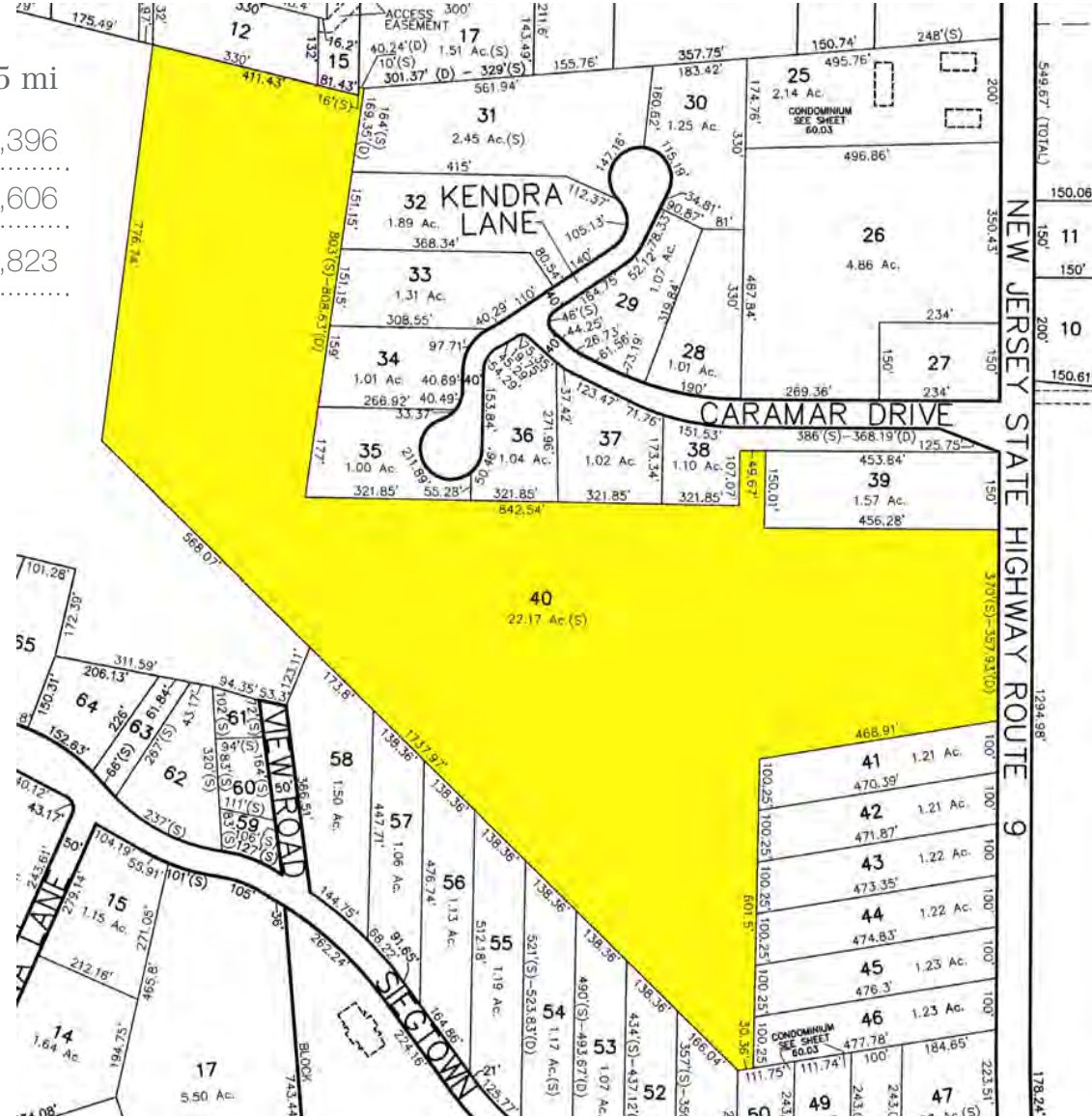
- Acme
- Big Lots
- Family Dollar
- McDonald's

# Tax Map

## 1419 Route 9 N., Middle Twp., NJ

### Demographics

	1 mi	3 mi	5 mi
Population	952	3,777	14,396
Households	290	1,265	5,606
Median Household Income	\$88,207	\$80,139	\$79,823



For more information:

**Fred Meyer, SIOR**

NAI Mertz  
 21 Roland Ave., Mount Laurel, NJ 08054  
 +1 856 802 6515 • fred.meyer@naimertz.com

**Cameron Tapley**

Swearingen Realty Group  
 5950 Berkshire Lane, 5th Floor, Dallas, TX 75225  
 +1 214 365 2796 • cameront@swearingen.com



21 Roland Avenue  
 Mount Laurel, New Jersey  
 +1 856 234 9600  
[naimertz.com](http://naimertz.com)