



LAND

FOR SALE

±2.11 AC VACANT INDUSTRIAL LAND

120 Stokes Avenue , Ewing, NJ 08638

For More Information, Contact the Exclusive Brokers

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

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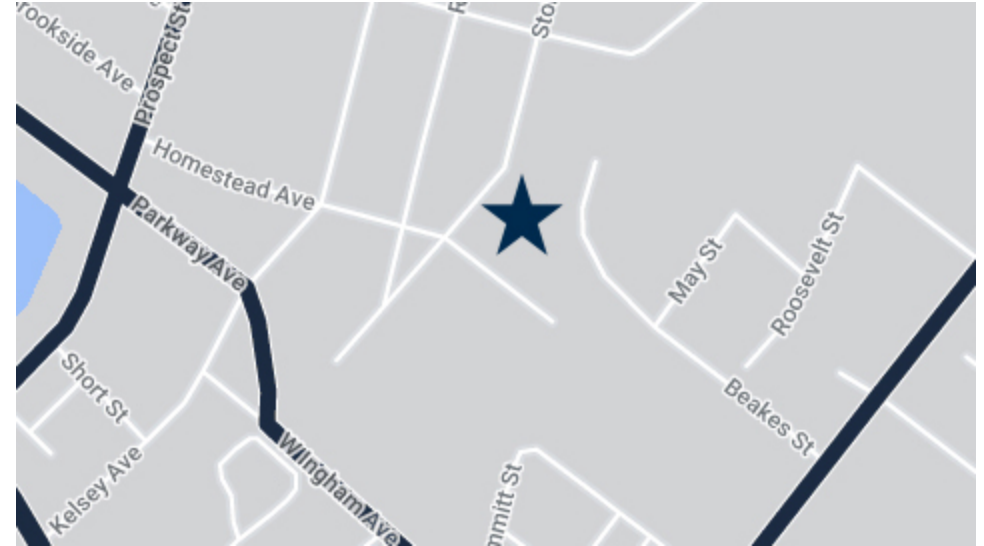


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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LOCATION DESCRIPTION

Approx. 1 Mile to Route 1
 Approx. 1 Mile to NJ-29
 Approx. 3 Miles to Morrisville, PA
 Approx. 5 Miles to I-195 & I-295 Junction
 Approx. 12 Miles to NJ Turnpike

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	2.11 Acres

PROPERTY HIGHLIGHTS

- ±2.11 Acres Vacant Land
- Block 21, Lots 11, 12 and 19
- Zoned Industrial IP-3
- Fenced and Milled Site
- Taxes at \$2,277 (2022)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	10,783	98,194	210,035
Total Population	22,887	244,205	534,688
Average HH Income	\$41,130	\$84,286	\$110,172

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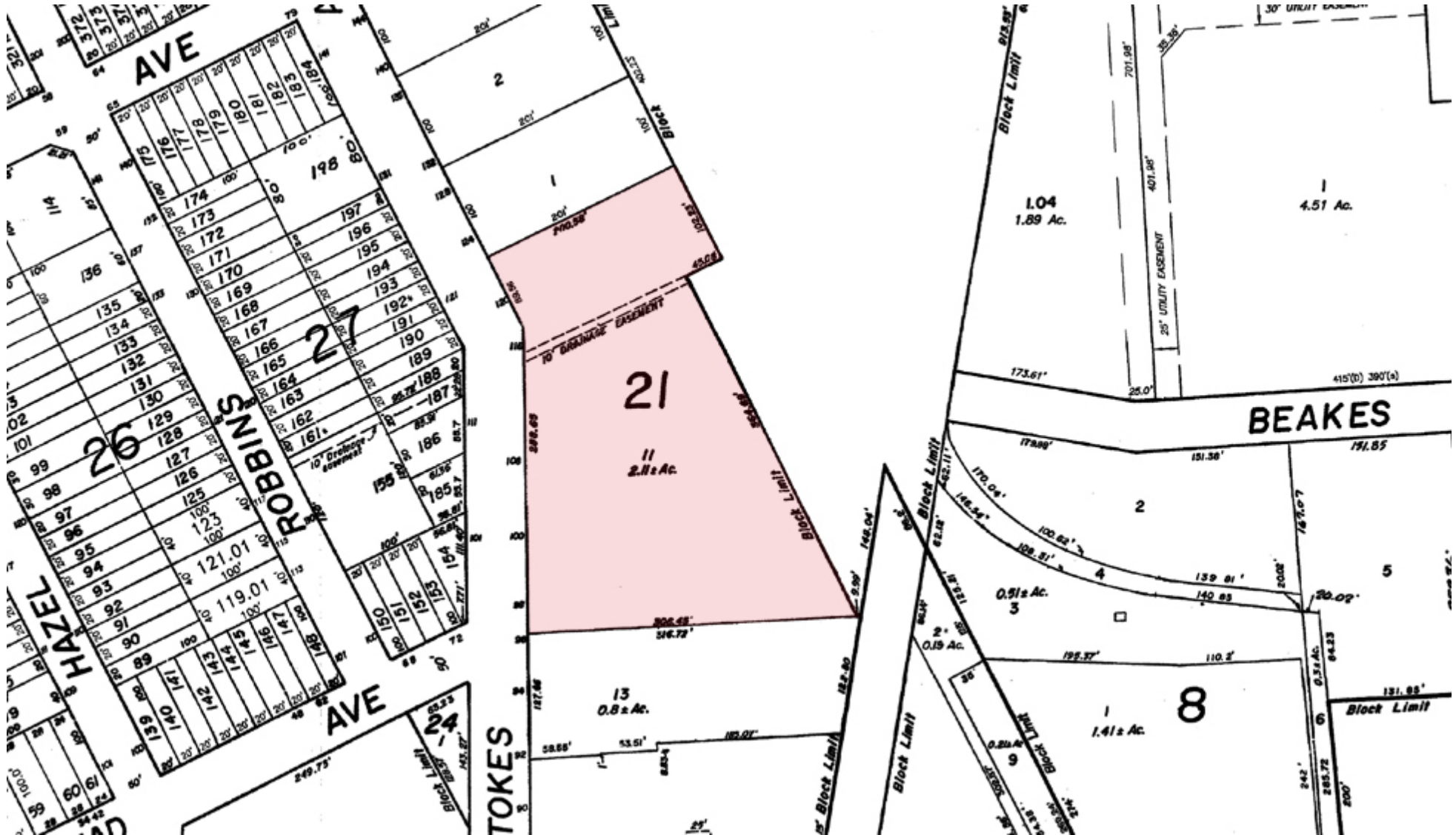
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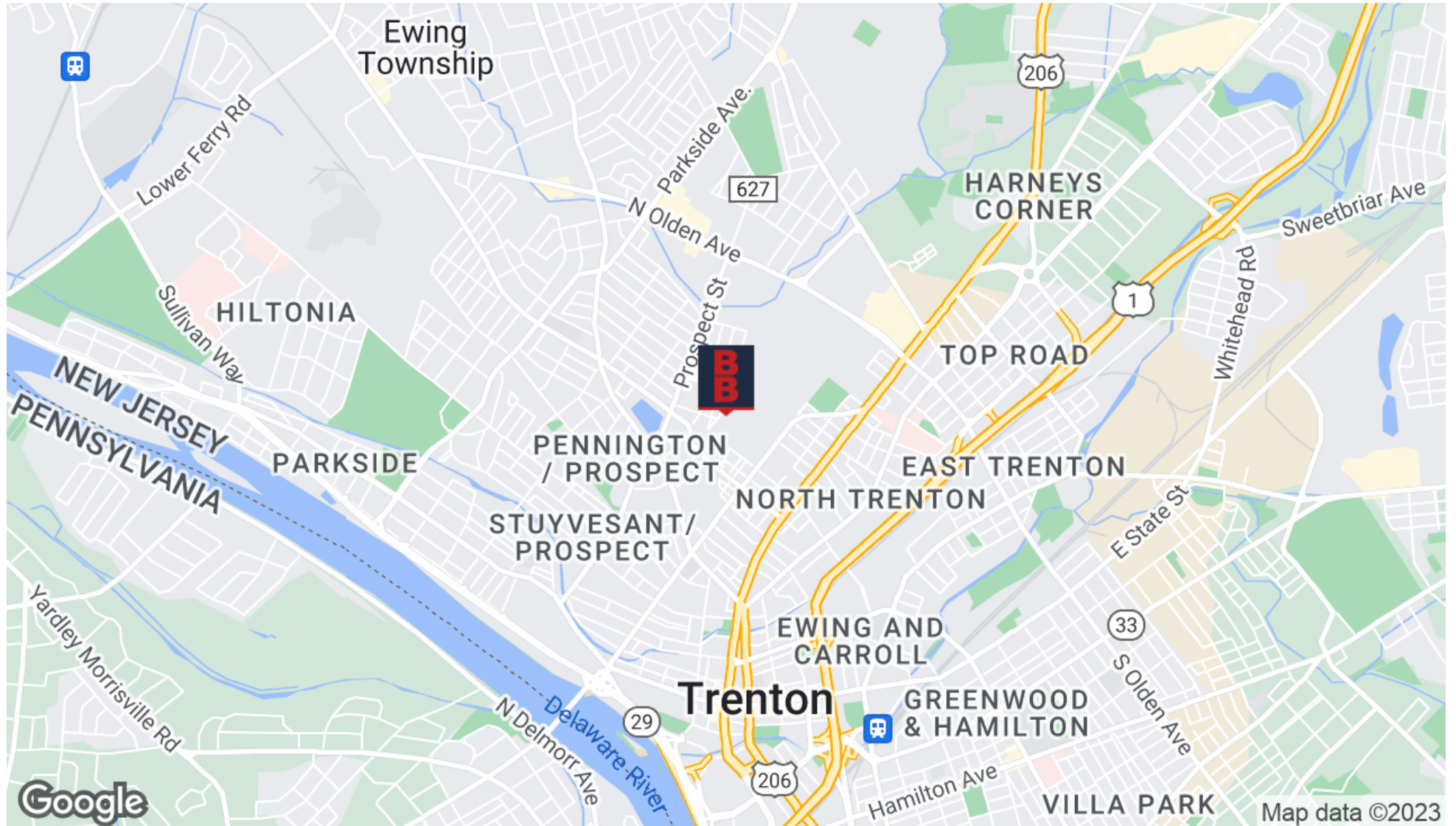
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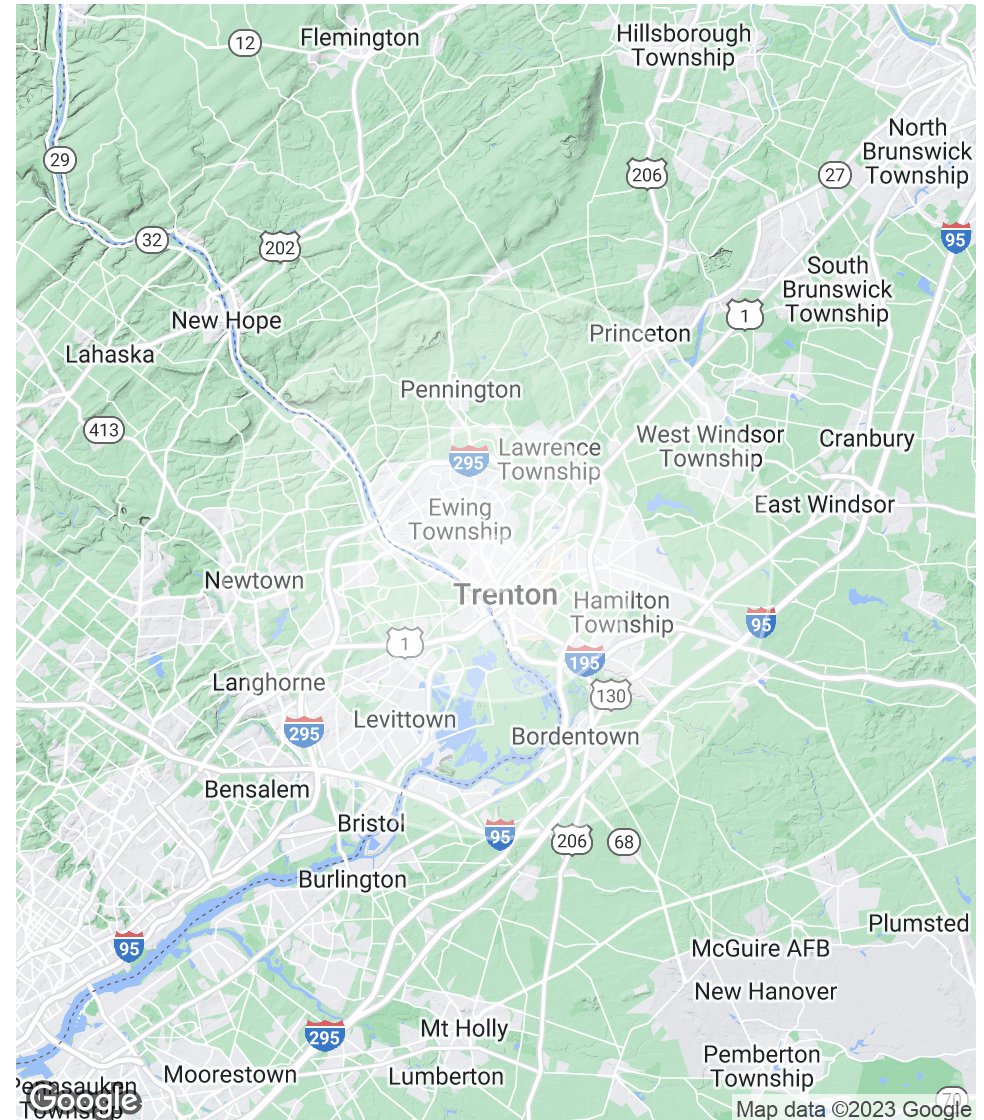
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	22,887	244,205	534,688
Average Age	34.9	39.1	41.0
Average Age (Male)	33.1	37.7	39.7
Average Age (Female)	37.6	40.7	42.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	10,783	98,194	210,035
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$41,130	\$84,286	\$110,172
Average House Value	\$101,585	\$215,456	\$307,826

* Demographic data derived from 2020 ACS - US Census



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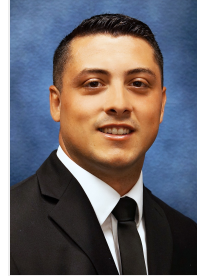


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