



LAND

FOR SALE

±10-ACRE INDUSTRIAL WAREHOUSE OPPORTUNITY

1745 Hurffville Road, Sewell, NJ 08080

For More Information, Contact the Exclusive Brokers

JUAN DISLA

Associate

jd@blauberg.com

973.379.6644

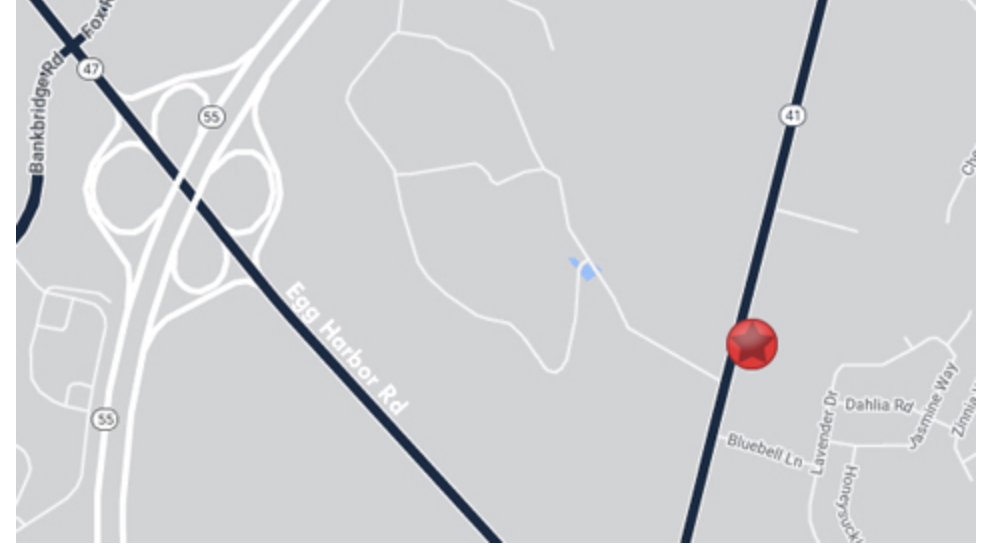


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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LOCATION DESCRIPTION

Approx. 2.7 Miles to Route 42

Approx. 7.2 Miles to NJ Turnpike Exit 3

Approx. 20.6 Miles to Philadelphia International Airport

OFFERING SUMMARY

Sale Price: Please Call for Sale Price

Lot Size: 10.6 Acres

PROPERTY HIGHLIGHTS

- Previously Approved Retail Complex
- Lot Size at 10.60 Acres
- Block 386, Lot 8
- Zoned BC1
- Taxes at \$10,335.00 (2023)

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	259	1,591	3,756
Total Population	699	3,898	9,887
Average HH Income	\$119,314	\$108,785	\$101,366

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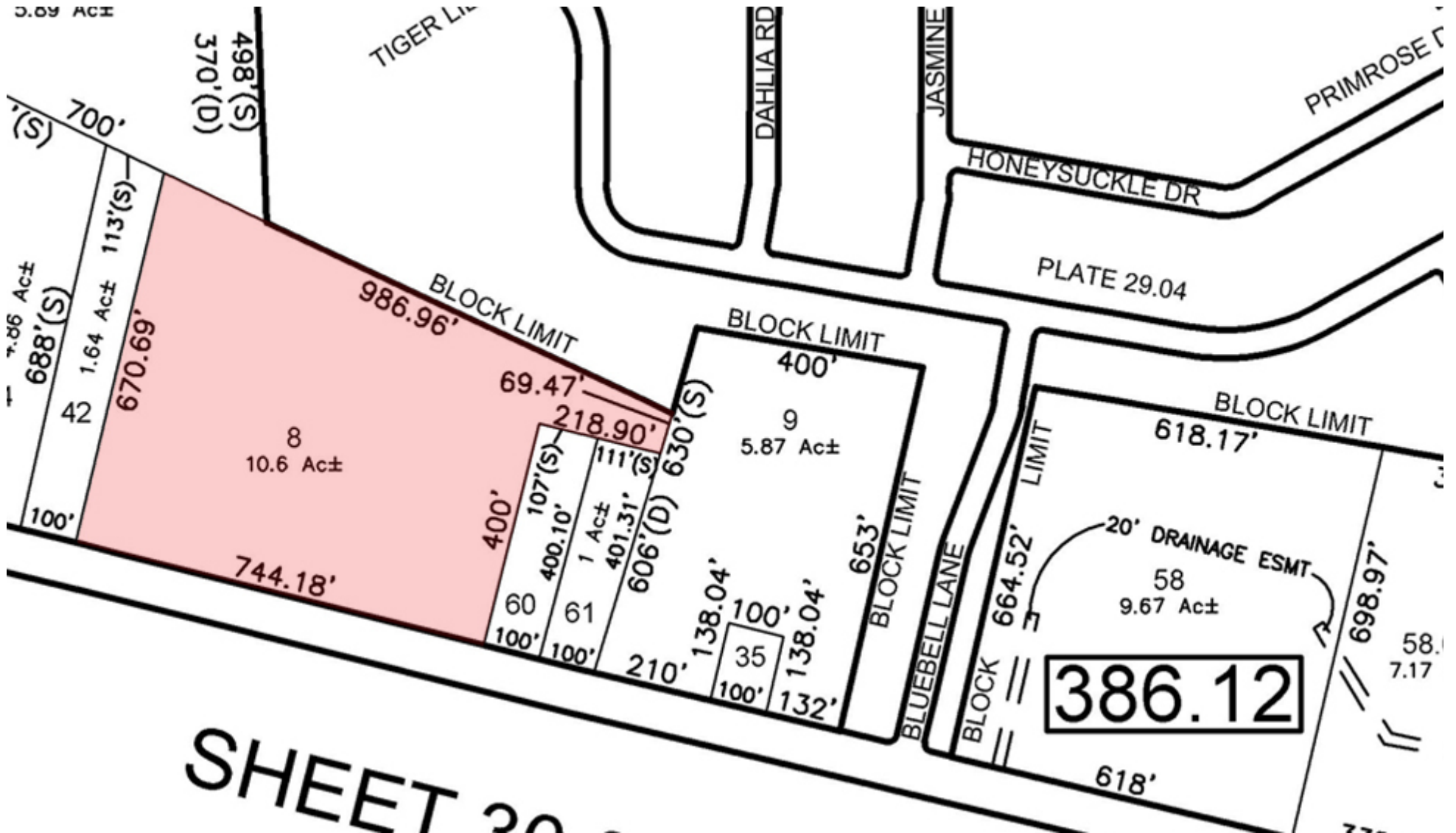
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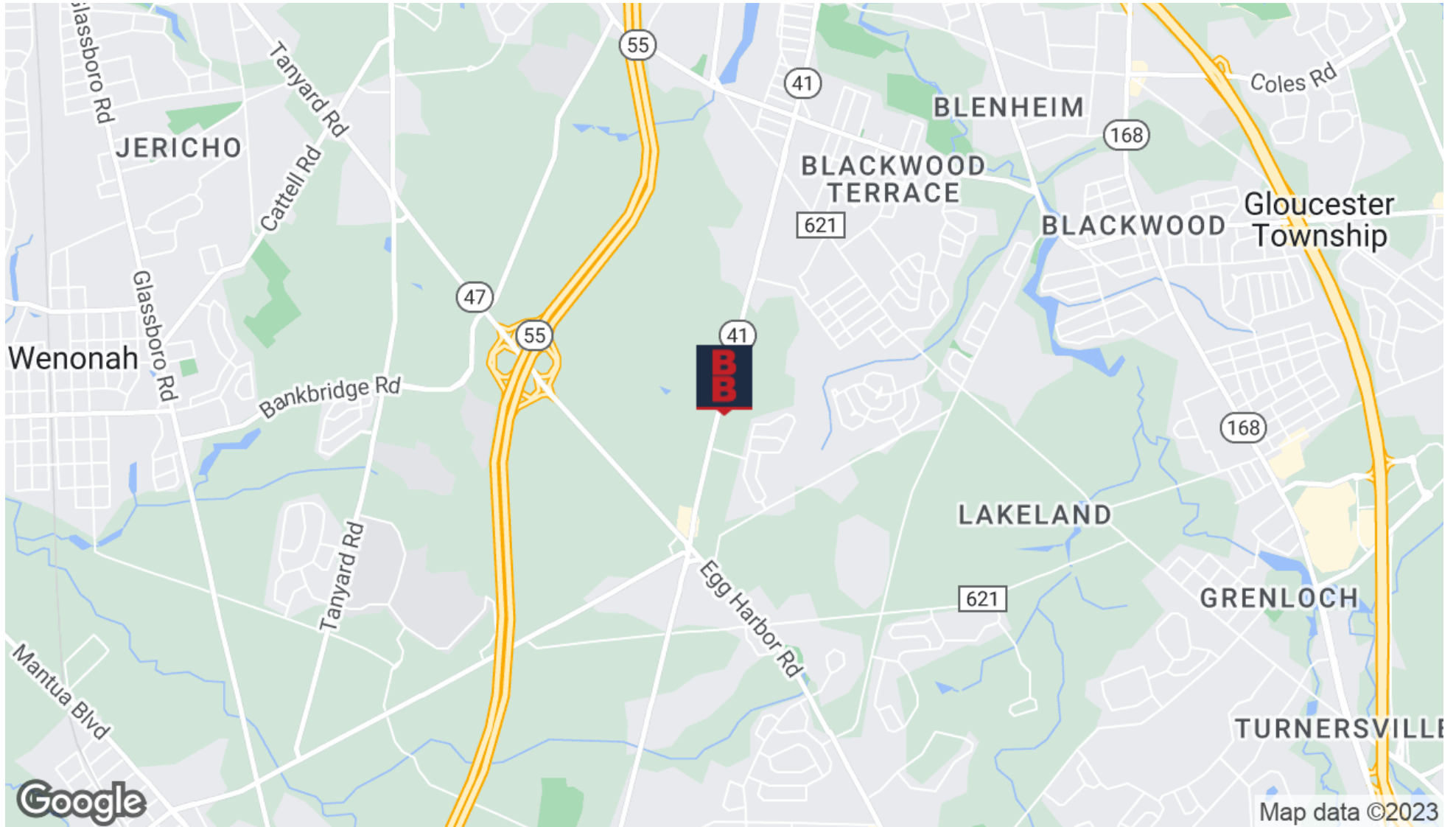
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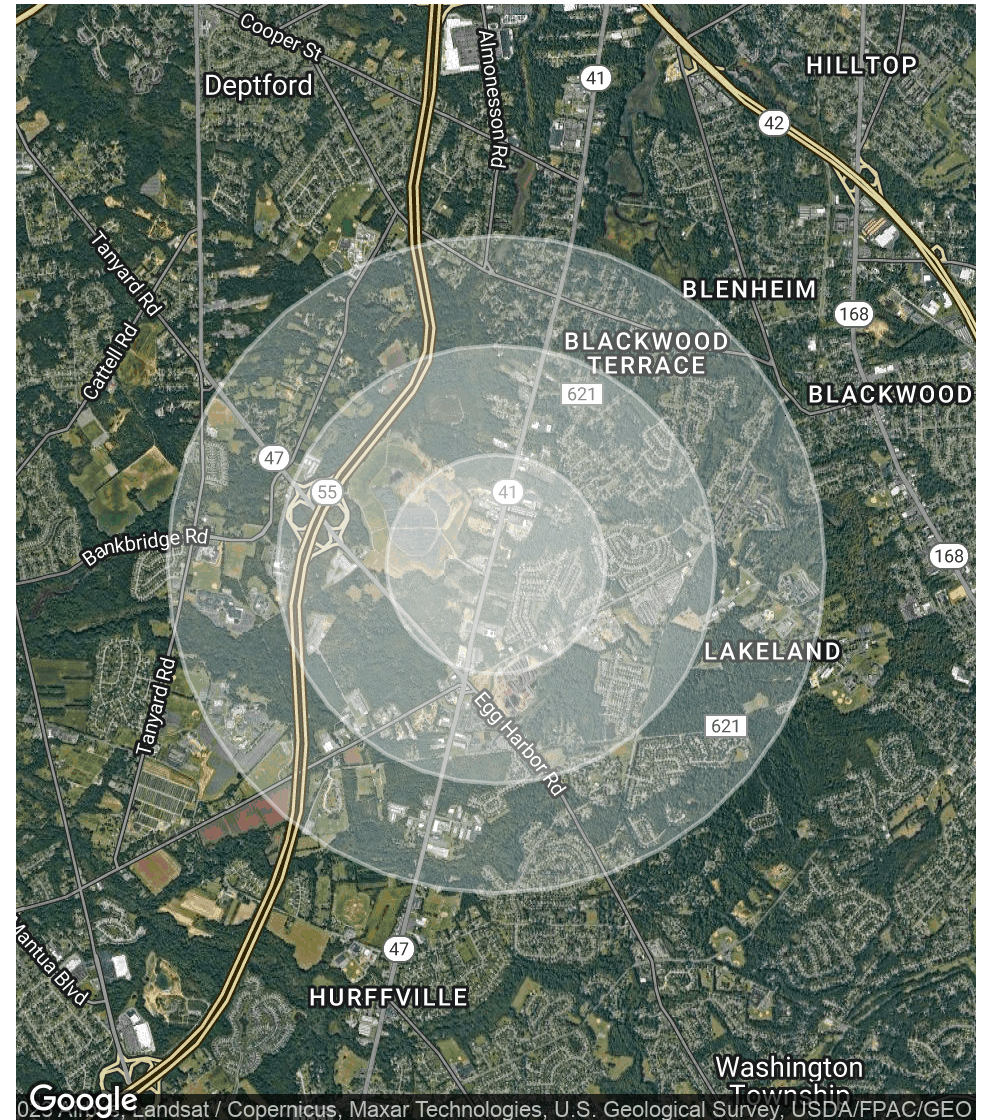
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	699	3,898	9,887
Average Age	40.7	43.6	40.9
Average Age (Male)	42.8	45.8	40.4
Average Age (Female)	38.7	42.0	39.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	259	1,591	3,756
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$119,314	\$108,785	\$101,366
Average House Value	\$228,272	\$212,858	\$233,599

* Demographic data derived from 2020 ACS - US Census



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Direct: 973.379.6644 | Cell: 201.279.8442

PROFESSIONAL BACKGROUND

Juan Disla, Sales Associate for The Blau & Berg Company, is responsible for representing clients in all facets of real estate acquisitions and dispositions. Juan is a passionate and highly motivated professional with over 17 years of sales experience. Committed to driving growth, creating value and developing relationships, he excels at providing his clients with exceptional service.

EDUCATION

Suny Binghamton, NY – BA (Political Science)

Long Island University, NY – MBA (Management) *Magna Cum Laude

MEMBERSHIPS

Member of National Honor Society - Sigma Beta Delta

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