

LAND

FOR SALE

# ±2.04-ACRE VACANT LAND

7045 Black Horse Pike, Egg Harbor (aka Pleasantville), NJ 08234

*For More Information, Contact the Exclusive Brokers*

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**THE BLAU & BERG COMPANY**

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## LOCATION DESCRIPTION

Approx. 3.2 Miles to Garden State Parkway

Approx. 4.4 Miles to Atlantic City

## OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	2.04 Acres

## PROPERTY HIGHLIGHTS

- Total Size at ±2.04 Acres (Block 4217, Lot 1)
- Property is Divisible
- Suitable for Residential Development
- Zoned R-5
- 322 Feet Frontage on Black Horse Pike
- Taxes at \$5,050.53 (2021)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,564	14,704	38,665
Total Population	4,502	41,131	103,257
Average HH Income	\$55,896	\$63,115	\$71,884

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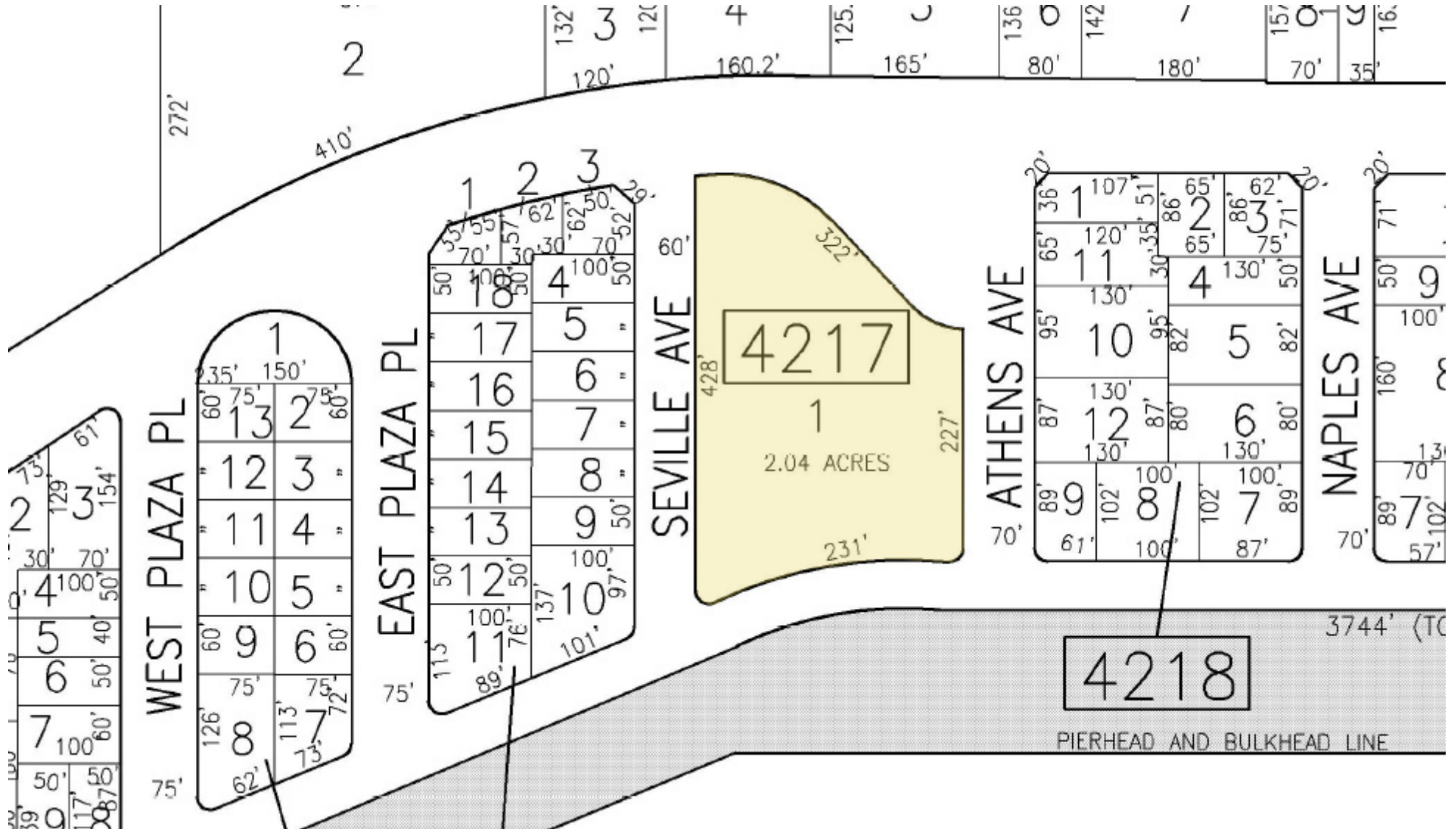
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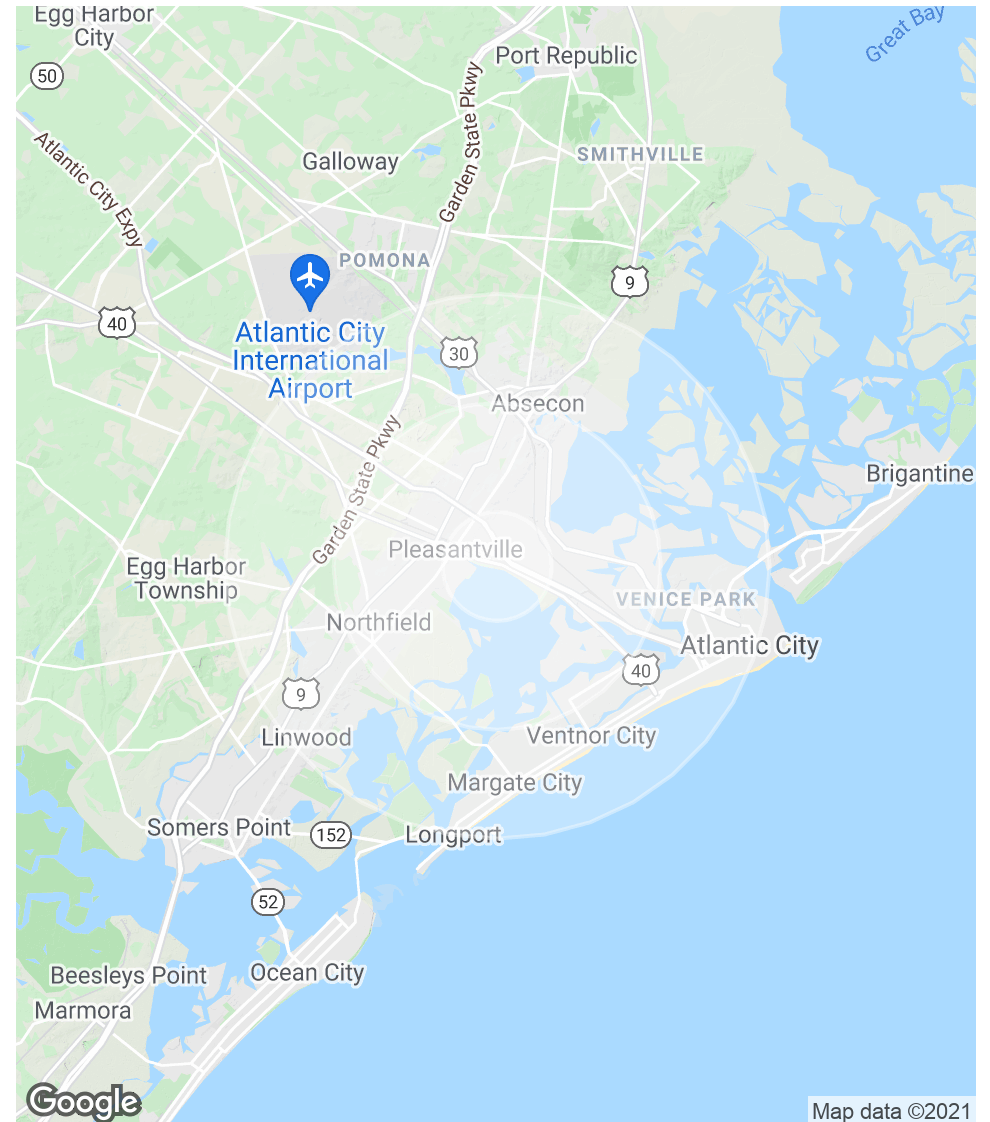
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,502	41,131	103,257
Average age	41.1	39.0	40.4
Average age (Male)	36.4	37.5	38.8
Average age (Female)	45.4	41.2	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,564	14,704	38,665
# of persons per HH	2.9	2.8	2.7
Average HH income	\$55,896	\$63,115	\$71,884
Average house value	\$203,392	\$247,969	\$289,918

\* Demographic data derived from 2010 US Census



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