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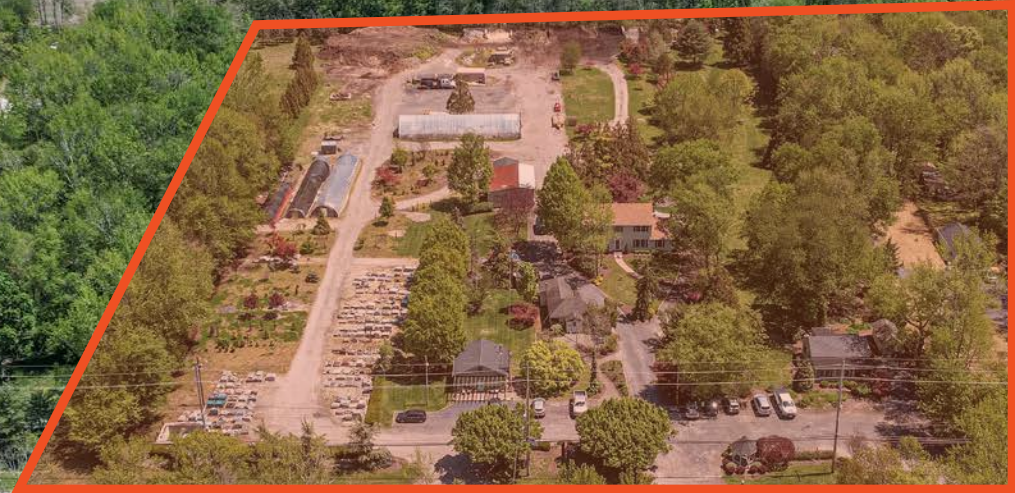
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VantageRES.com

1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003

**LANDSCAPE
SUPPLY**

**FOR
SALE**



+/- 10.5 ACRE PROPERTY

PRIME LANDSCAPING LOCATION WITH RESIDENTIAL HOME
1982-1986 US-206, SOUTHAMPTON TOWNSHIP, NJ 08088



DISCLAIMER

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OFFERING SUMMARY

Price: \$1,825,000

Acreage Available: +/- 10.5 Acres

Parking: Abundant vehicle and equipment parking

Zoning: AP - Agricultural Production

Signage: Monument

Traffic: +/- 13,777 VPD



PROPERTY HIGHLIGHTS

+ This beautiful contiguous 4-lot parcel spans approximately 10.5 acres. It's currently a landscape and hardscape operations location for a company in southern New Jersey. The property includes a modern residential home, multiple offices, a repair shop, and a rentable small residential unit.

+ Located on a major highway, this property enjoys easy access to Routes 70 and 206, providing convenient service to clients in Southern New Jersey. The property is situated within the Pinelands and is zoned for agricultural production (AP).

+ The business owner resides in the upgraded home on the property. It features three bedrooms, two full bathrooms, an eat-in kitchen, a living room, and a den. The backyard boasts a beautiful EP Henry patio, perfect for outdoor relaxation.

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KEY DISTANCES

- ROUTE 70 2.4 MILES
- ROUTE 38 3.9 MILES
- I-295 13.9 MILES
- TRENTON 24.2 MILES
- PHILADELPHIA 26.3 MILES
- ATLANTIC CITY 52.3 MILES

KEY DISTANCES & DEMOGRAPHICS

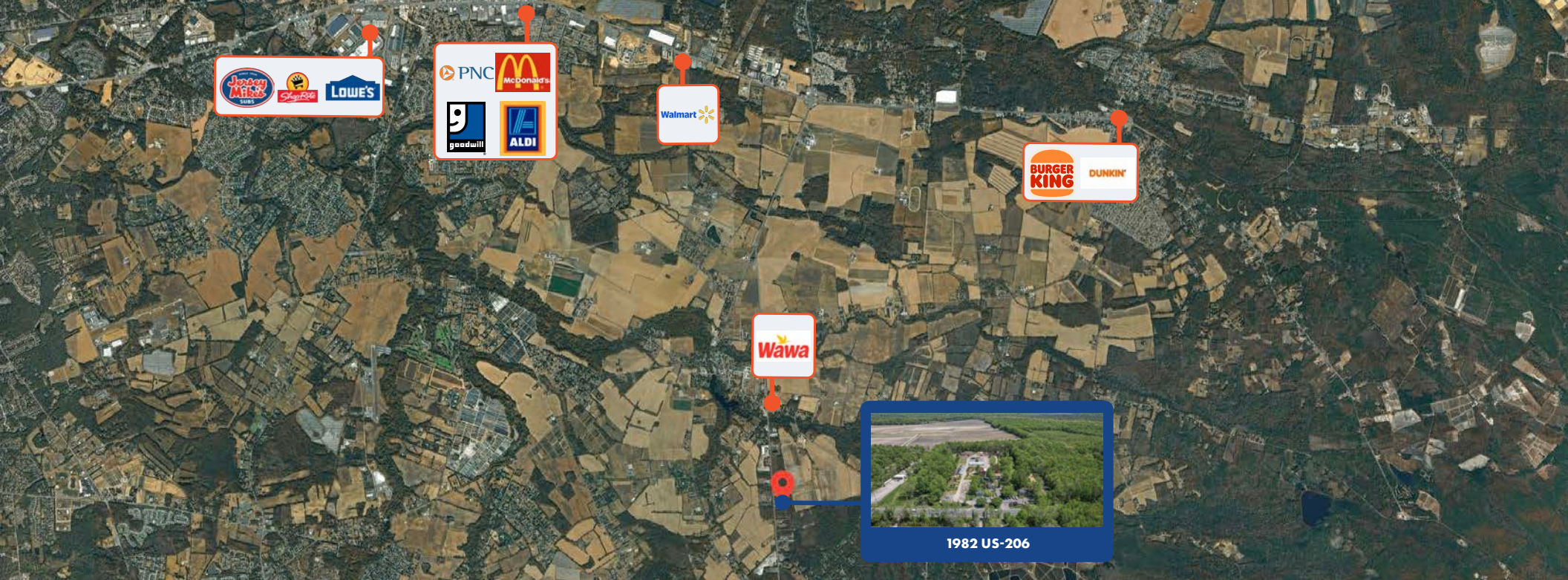
POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	723	7,129	38,673
PROJECTED 2030	747	7,335	39,980

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	260	3,376	15,821
PROJECTED 2030	268	3,476	16,339

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$146,148	\$110,862	\$123,923
MEDIAN 2030	\$117,856	\$80,293	\$95,040

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NEARBY AMENITIES

DINING

- Buffalo Wild Wings GO
- Burger King
- Domino's Pizza
- Dunkin'
- Jersey Mike's
- Johnny Longhots
- King of Pizza
- McDonald's
- Red Star Pizza
- Saladworks
- Starbucks
- Vincentown Diner
- Wawa

RETAIL/GROCERY

- ALDI
- AutoZone Auto Parts
- CubeSmart Self Storage
- CVS
- Dollar General
- Dollar Tree
- Enterprise Rent-A-Car
- Fulton Bank
- Goodwill Store & Donation Center
- Lowe's Home Improvement
- PNC Bank
- ShopRite
- Tractor Supply Co
- T-Mobile
- USPS
- Verizon
- Walmart

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