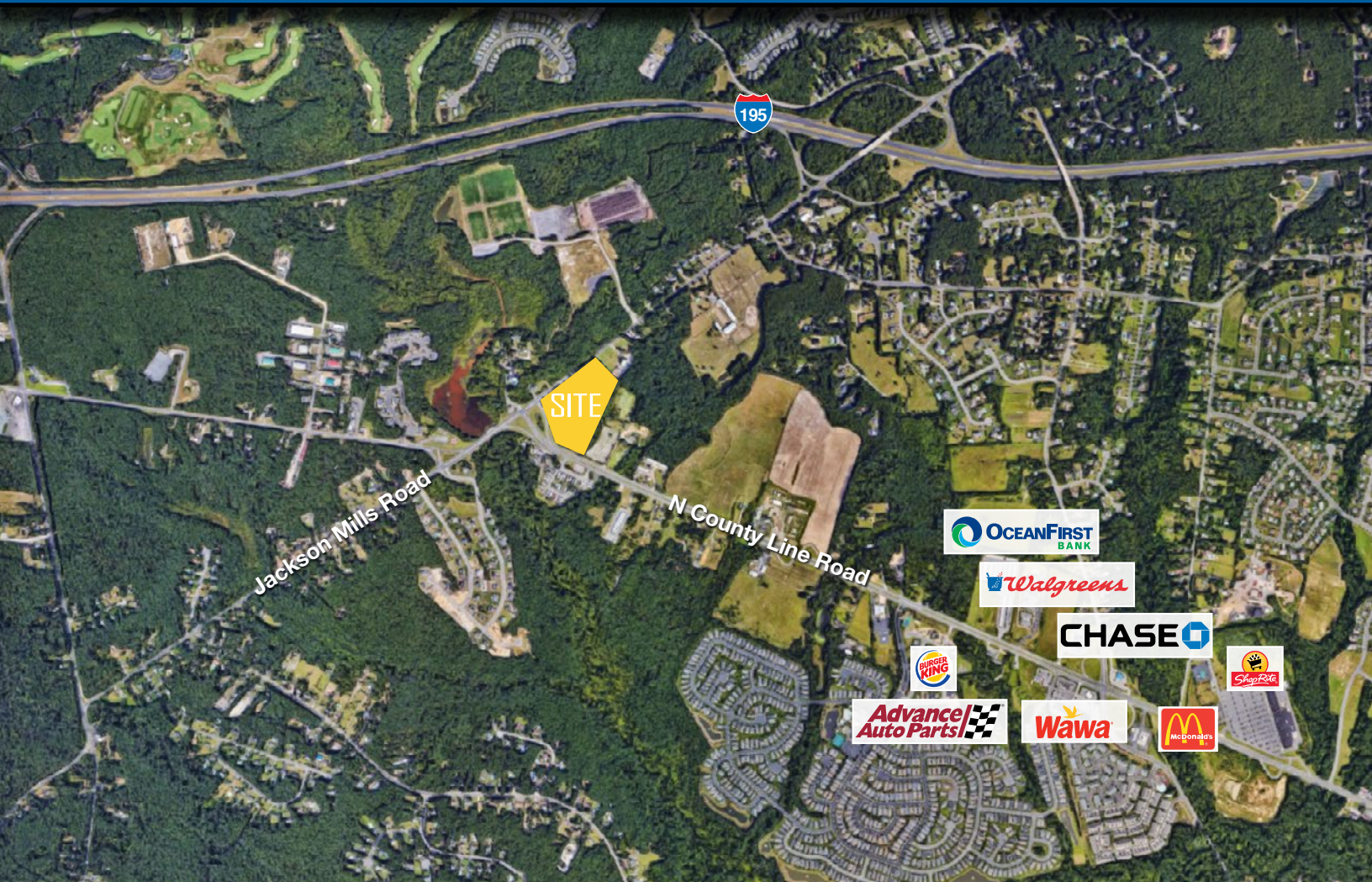


GROUND LEASE AVAILABLE

JACKSON MILLS & COUNTY LINE ROAD

Jackson, New Jersey



INVESTMENT HIGHLIGHTS

Jackson New Jersey is one of the most rapidly growing communities in central New Jersey. Jackson has experienced a high rate of growth as many enjoy its proximity to the Interstate 195, NJ turnpike, and US Route 9. It's stable middle class demographic has been the catalyst for much retail and residential development. However, the availability of quality retail stores and neighborhood shopping centers has not kept pace with this growth.

The development site's prime location of 1.5 miles from the 195, which commuters and travelers access to reach Philadelphia, South Jersey and the Jersey Shore. Jackson, NJ is home to the famous Great Adventures and The Jackson Premium Outlets (7 Minute drive from the site).

LOCATION HIGHLIGHTS

- 1/2 mile from Exit 22 of 195
- Median income \$91,868
- Approximately 8 acres
- Access on Jackson Mills & County Line Road

POSSIBLE USES

- Fast food, convenience, gas station, supermarket, destination retail, office

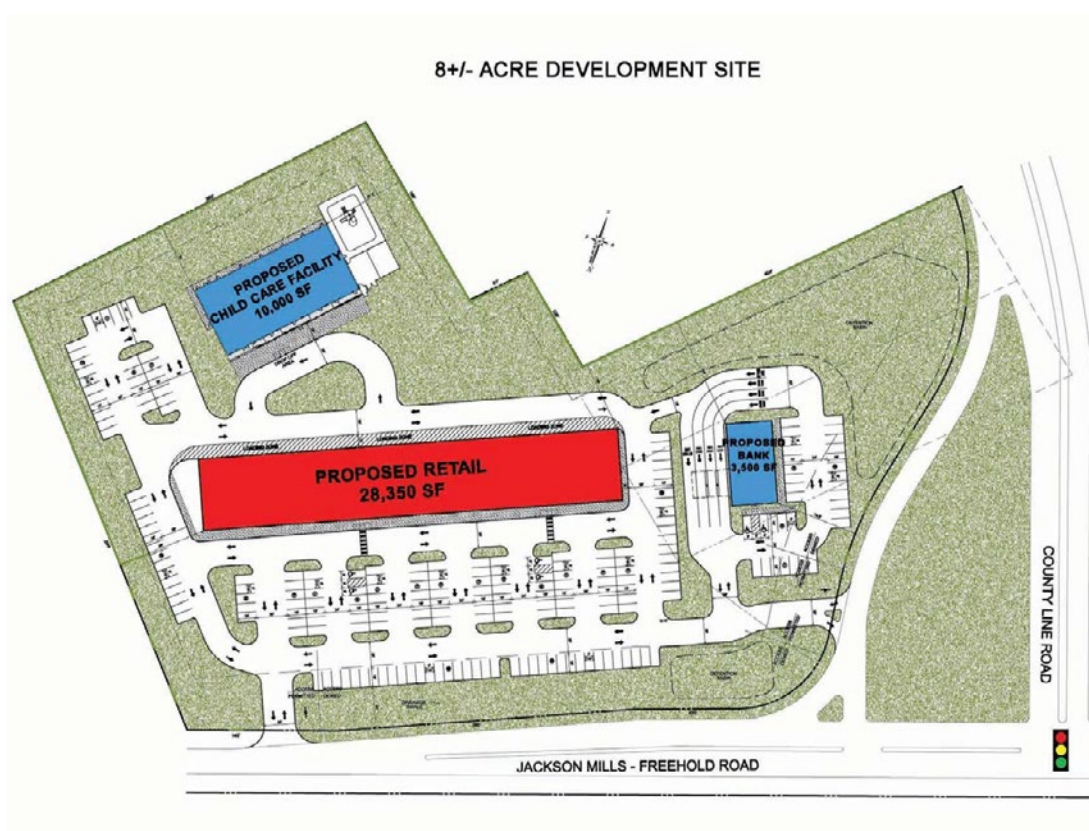
GOLDMONT REALTY

Jeffrey Y. Friedman | 718-972-1800
jyfriedman@goldmontrealty.com

GROUND LEASE AVAILABLE

JACKSON MILLS & COUNTY LINE ROAD

Jackson, New Jersey



DEMOGRAPHICS

RADIUS	5 MILE
2017 Households by HH Income	26,429
2017 Avg Household Income	\$110,925
2017 Med Household Income	\$95,353
2017 Occupied Housing	26,430
Owner Occupied	22,935
Renter Occupied	3,495

Population	5 Mile
2022 Projection	76,925
2017 Estimate	75,655
2010 Census	73,327
Median Age	41.4
Average Age	39.5
2017 Population By Race	75,655
White	66,701
Black	4,001
Am. Indian & Alaskan	143
Asian	3,487
Hawaiian & Pacific Island	36
Other	1,287

**Goldmont
Realty**

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