



**Property Overview**

**Location:** Route 130 South  
Delran, NJ

**Size/SF Available:** 14.65+/- Acres

**Sales Price:** ~~\$1,349,000~~  
**REDUCED TO \$1,100,000**

**Zoning:** C-2 Commercial

**Occupancy:** Immediate

**Features**

- Prime Commercial Ground for development.
- Adjacent to Home Depot.
- Over 52,000 Vehicles Per Day pass this site.
- Two curb cuts along Route 130.
- Surrounded by heavy commercial including Walgreens, ShopRite, Lowes and Staples among others.

**Demographics**

	1 mile	3 miles	5 miles
<b>Population</b>	6,700	61,302	218,902
<b>Households</b>	1,816	21,368	80,861
<b>Median Income</b>	\$75,478	\$68,485	\$64,425

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