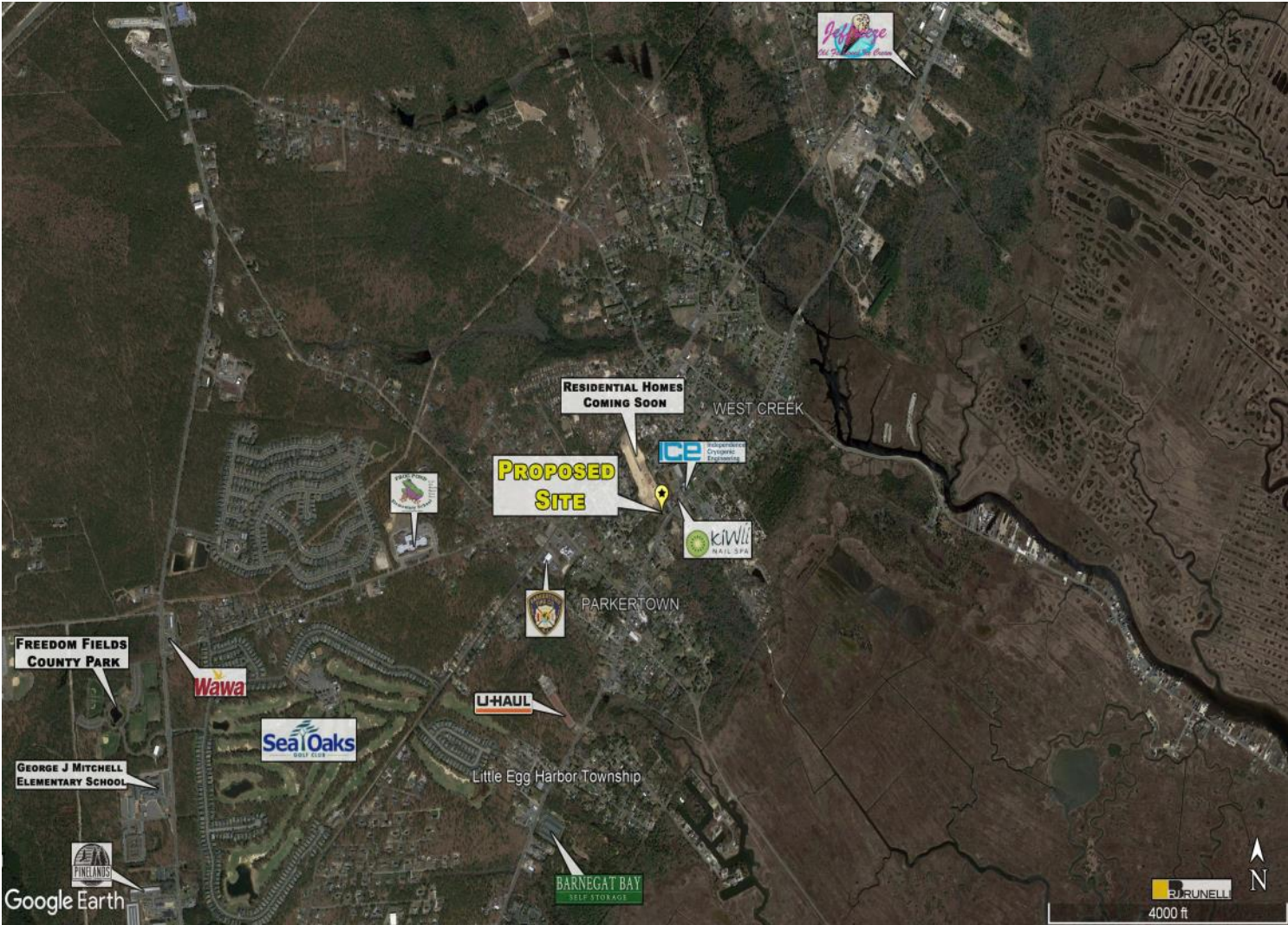


879 Route 9N
Little Egg Harbor Twp, NJ



879 Route 9N
Little Egg Harbor Twp., NJ

Available for Lease
2 Acres



R.J. Brunelli & Co. LLC, Exclusive Listing Agent

Available : 2 Acres
Parking: 67 Parking Space
Traffic Count on Route 9N– 11,960 cars per day

DEMOGRAPHICS 2021

	5 Mins	7 Mins	12 Mins
POPULATION	6,174	9,534	32,237
AVG. HOUSEHOLD INCOME	\$101,892	\$98,503	\$93,280
DAYTIME POPULATION	5,873	8,877	30,907

For more information please contact:

EXCLUSIVE BROKER
Michelle Barron
Sales Associate
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R.J. Brunelli & Co., LLC
400 Perrine Road, Suite 405
Old Bridge, NJ 08857
Phone: 732-721-5800, ext. 22
Visit our website: www.rjbrunelli.com

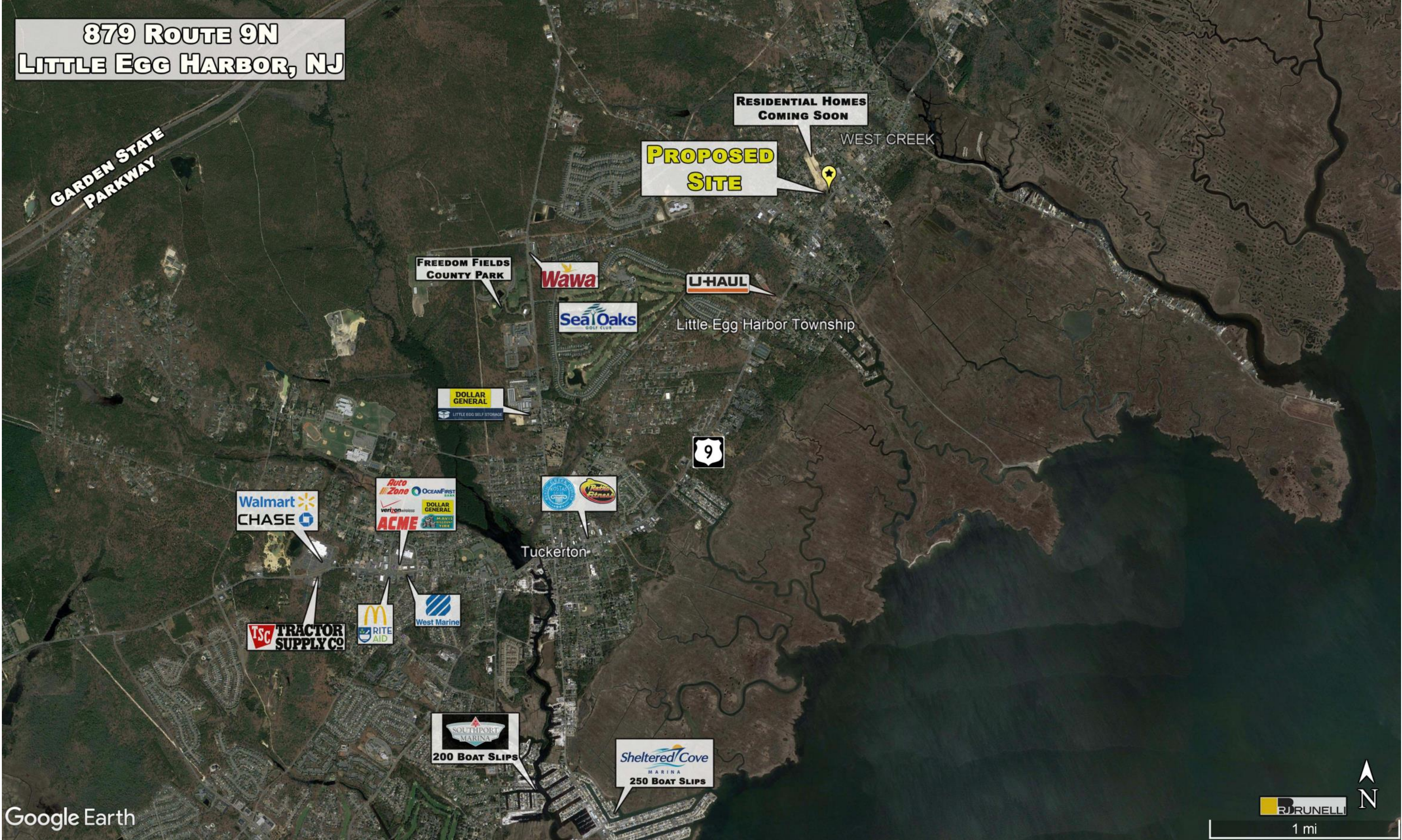
R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241

PROPERTY HIGHLIGHTS:

- Developable retail/commercial property with potential for 20,000 Sq. Ft. building or multi PAD sites
- 340’ SF of frontage on Route 9
- 11,000+ Vehicles passing per day
- Ingress/Egress to NJ State Route 9 providing accessibility to Atlantic City, Long Beach Island, and other shared points of interest
- Within proximity to The Atlantic City International Airport, The Tuckerton Seaport, and more!
- Seeking: Specialty Grocer, Restaurants, Fast Food Restaurants, Convenience Store, Auto Store, Medical, Urgent Care, Hair Salons, Nail Salons, Specialty Retail, and Daycare Center



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Google Earth