

# RETAIL PAD FOR SALE OR LEASE

1680 North Olden Avenue, Ewing, New Jersey

Situated In An Urban Redevelopment Zone



## PROPERTY FEATURES

- Situated on 1.07 acres
- Access from N. Olden Ave and Prospect St. with traffic light
- Easy access to major roads including I-295, Route 206, Route 1, and the NJ Turnpike
- Area retailers include Home Depot, Burger King, CVS and Boston Market

DEMOGRAPHIC INFORMATION	1 Mile	3 Miles	5 Miles
2008 Population Estimate	17,374	143,248	248,074
2008 Households Estimate	6,481	47,726	87,491
2008 Est. Avg. HH Income	\$52,203	\$56,917	\$71,344
Traffic Count - Olden Avenue	25,000 Vehicles Per Day		

**For Further Information Please Contact Exclusive Broker:**

*Lance Bram*  
**COMMERCIAL BROKERAGE**

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