

# MAJOR DEVELOPMENT SITE FOR SALE ROUTE 77 AND LOVE LANE, UPPER DEERFIELD, NJ 08302

+/- 108 ACRES



## Property/Area Highlights

- + +/- 108 acres with significant highway frontage on Route 77, adjacent to Walmart
- + Route 77 is a major commuter artery for the region
- + Sub-Market to regional hub of Vineland
- + Existing Walmart positioned as an excellent anchor for additional retail
- + Nearby amenities: Walmart, Upper Deerfield Plaza, Wawa Gas, Rutgers Food Initiative, Bridgeton City Park, Cohanzick Zoo, and Sunset Lake

**Acres Available:** +/-108 acres

**Sale Price:** \$3,750,000

**Zoning:** Mixed-use town center



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### 2017 Demographics

#### Est. Population

1 mile	1,366
3 mile	26,855
5 mile	42,739

#### Est. Households

1 mile	540
3 mile	7,867
5 mile	12,905

#### Est. Avg HH Income

1 mile	\$61,947
3 mile	\$45,399
5 mile	\$47,198



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