

# 824 Parkway Avenue

Ewing, NJ 08618

±1.12 AC Available For Sale



**±1.12 ACRES AVAILABLE**

**Questions? Contact Us.**

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## Highlights

- Development Opportunity Available
- Well-positioned Land Available at the Corner of Olden Ave (10,882 AADT) and Parkway Ave (16,264 AADT)
- Easily Accessible to I-295 and Route 1
- Ideal for Convenience, Financial Institutions, and Fast Casual Operators
- Estimate Taxes 2024: \$20,801.64
- Asking Price: \$1,050,000

### JOIN THESE MAJOR LOCAL AREA RETAILERS



Demographic	1 Mile	3 Miles	5 Miles
Population	15,805	96,084	239,807
Households	6,029	37,809	88,386
Avg HH Income	\$104,384	\$113,785	\$137,477
Daytime Employees	3,813	58,393	105,270



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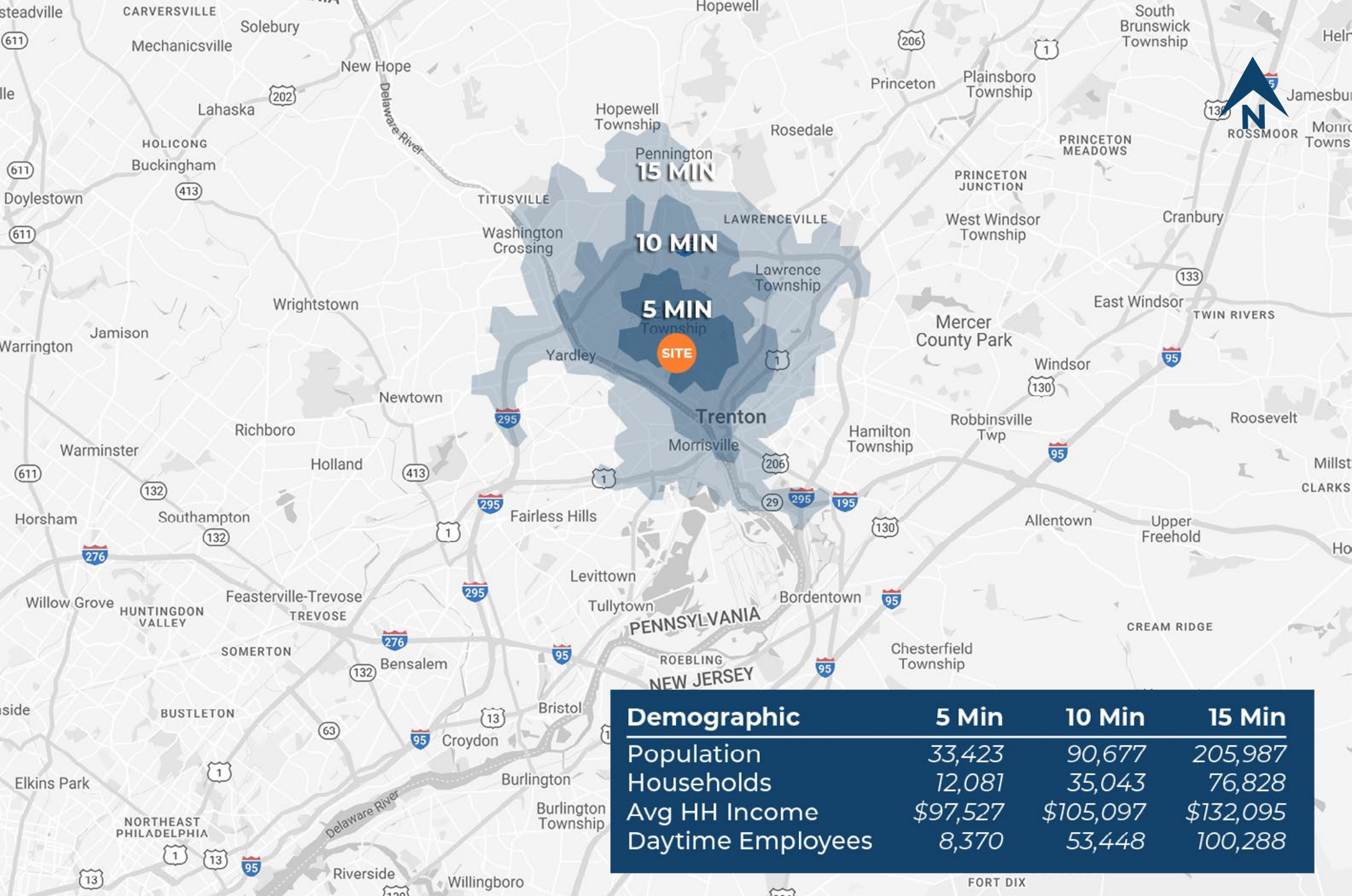
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# Drive Time Map

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±1.12 AC  
DEVELOPMENT  
OPPORTUNITY  
FOR SALE

DOLLAR GENERAL

PYLON

Parkway Avenue 16,264 AADT

N Olden Avenue 10,882 AADT

Lexington Avenue



# Zoom Aerial



# Local Aerial



±1.12 AC  
DEVELOPMENT  
OPPORTUNITY  
FOR SALE

# Market Aerial

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