

# 3.1 Acres Next to Super Wawa!

# FOR SALE

## 3.1 Acres

*Asking Price:*

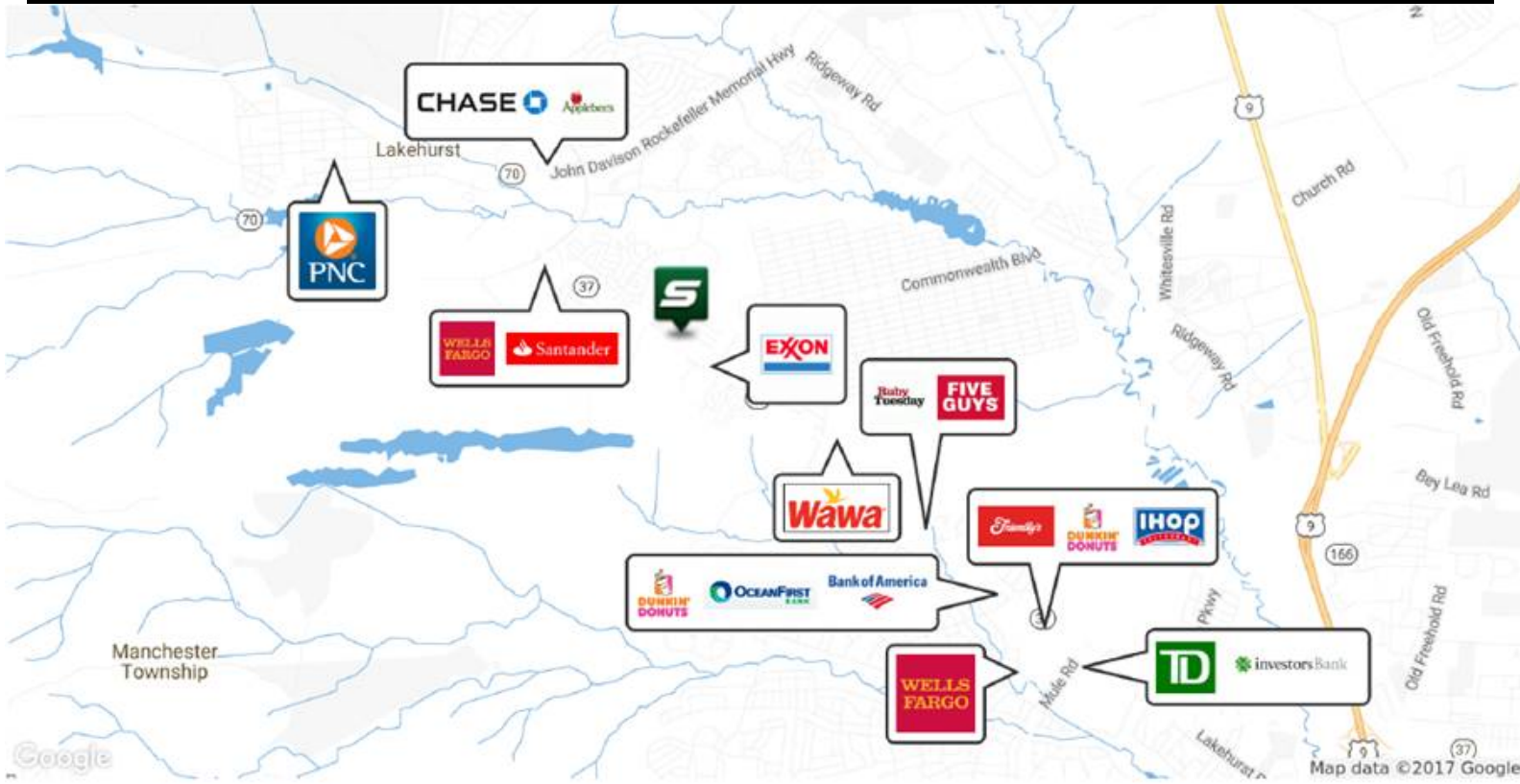
## \$ 1,300,000.00

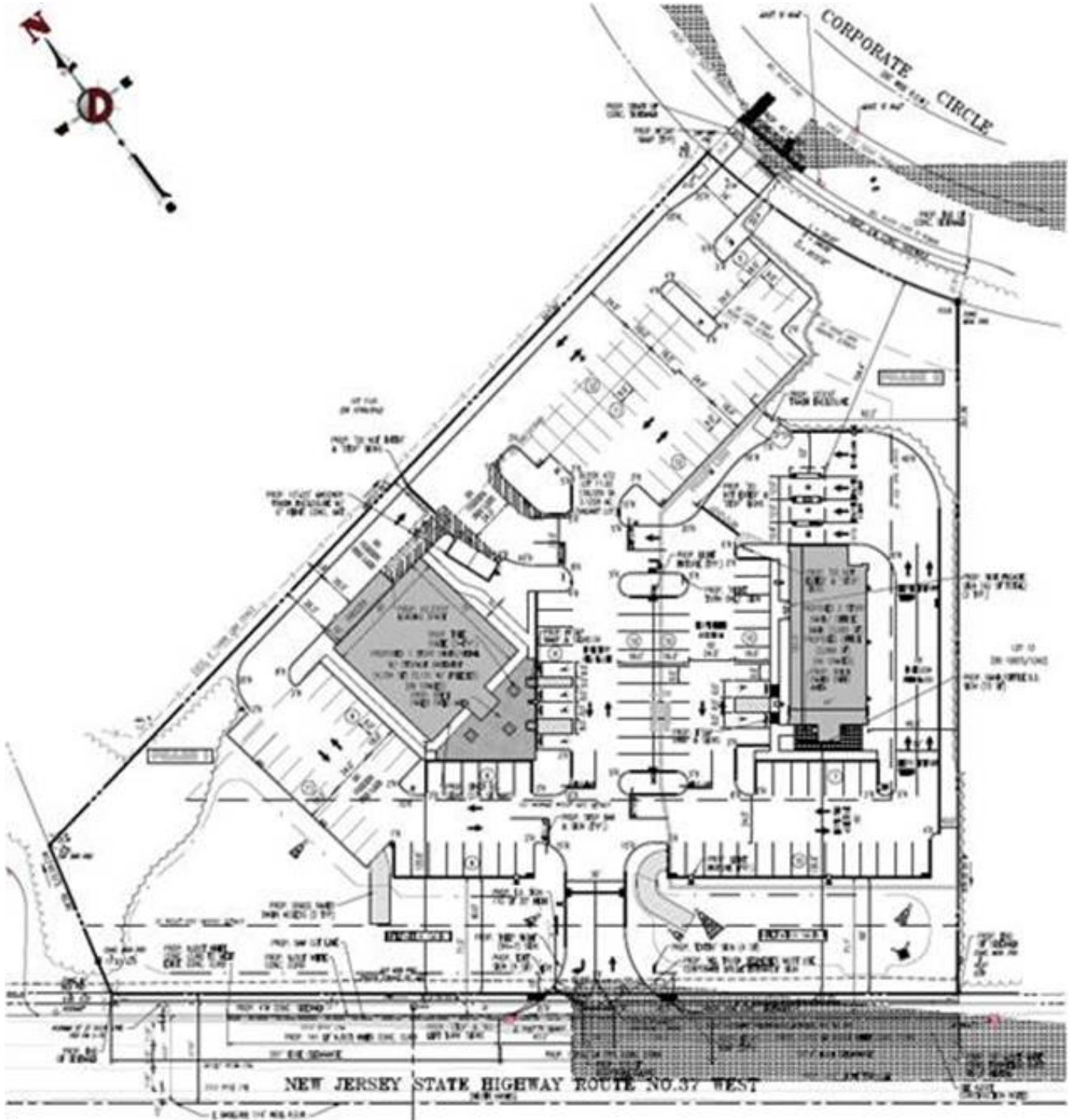
**Reduced Price!!**

### Description:

- 3.1 Acres – Next to Super Wawa
- “As Is” Approved & Cleared Land
- CAFRA & NJDOT Access Permit in place
- 70% Impervious Coverage
- Approved Site Plan can be modified

**Route 37 West • Toms River, NJ 08753**





**DEMOGRAPHICS:**

	1MI	3MI	5MI
Population:	6,194	53,931	115,980
Average hh income:	\$50,00	\$53,500	\$56,225