



Land for Sale, Asking Price \$ 400,000.00

Dimensions: 150 FT x 200 FT

Zoning: B2 General Business District))

Permitted Uses Include:

- Fast Food Restaurant with Drive Thru
- Laundromat
- Dog Grooming
- Micro-Brewery
- Professional Offices
- Medical
- Boat Sales with Outdoor Storage
- Fitness Studios
- For a full list of Permitted Uses see

<https://ecode360.com/print/BR0201?guid=6898882&children=true>

The subject property is owned by the neighboring Camp Mall. The Seller can provide an easement if necessary for Buyer to have access to existing curb cuts.

Property is located directly across the street from Edgewood Properties Laurelton Plaza which is the future home to a new WAWA with gas pumps. It is also located diagonally across from Brixmor's Laurel Plaza which was a former K-Mart and Pathmark which will now be an At Home, The Home Décor Superstore. There is also a Super Walmart located a third of a mile away.

This is an opportunity for an Owner/User or an Investor to purchase land at a price point before the ground breaking of Edgewood's Laurelton Plaza and the redevelopment of Brixmor's Laurel Plaza. Call today to find out about this incredible opportunity.

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

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Demographics	1 Mile	3 Miles	5 Miles
Population	6,598	83,398	181,287
Households	2,157	22,035	44,351
Owner Occ Housing	75.9%	77%	72.9%
Avg Income	\$90,095	\$88,499	\$88,427

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