

For Lease

435 HARDING HWY

7,640 SF

CARNEYS POINT, NJ | 08068



**1.3 AC
PAD SITE
ALSO AVAILABLE**



Anthony Curcio

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Notes

- Built in 2015
- Signalized, four-way intersection
- First intersection after exiting I-295
- 371,000 SF warehouse nearing completion half block away
- Two other large warehouses breaking ground on diagonally opposite corner

Overview

The Subject Property is conveniently located near an on-ramp to I-295 and is in close proximity to the Delaware Memorial Bridge. Carneys Point Township has significant prospects for growth. Currently under development are three large 500,000 SF industrial facilities within close proximity, less than a half mile away.

Zoning options include medical cannabis, medical office, daycare, medical arts, business offices, retail stores, etc.

Also available is pad containing approximately 1.3 acres.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	35,924	172,261	340,030
TOTAL EMPLOYEES	15,530	134,048	255,580
AVERAGE HHI	\$79,011	\$86,003	\$94,524
TOTAL HOUSEHOLDS	14,284	69,696	137,186
TRAFFIC COUNTS: I-295 - ±25,693 VPD Harding Hwy - ±6,450 VPD Golfwood Ave - ±2,202 VPD			



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

LISTING AGENT(S):

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OUR LOCATIONS:

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