

**GAS/CONVENIENCE/3 BAY GARAGE**



**958 S. SPRINGFIELD AVE.**  
SPRINGFIELD, NEW JERSEY

**PROPERTY FOR SALE/LEASE**

**ANTHONY NATALINE**

anataline@jefferyrealty.com

C: 908.294.7417

O: 908.668.9600



**JEFFERY REALTY**  
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • [www.JefferyRealty.com](http://www.JefferyRealty.com)

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





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# SITE INFORMATION

**ACREAGE:** 0.69 AC  
**AVAILABLE:** 3,288 SF  
**PRICE:** UPON REQUEST

**FRONTAGE:** 200 ON S SPRINGFIELD AVE  
**TRAFFIC:** 15,000 VPD  
**PARKING:** 13 PARKING SPACES

- NOTES:**
- TURNKEY CONVENIENCE STORE & DELI
  - FULLY OPERATING GAS STATION
  - 3 BAY GARAGE
  - CONVENIENCE STORE
  - EASY ACCESS ON/OFF ROUTE 22



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	13,841	84,780	239,794
Average HHI	\$315,483	\$298,655	\$264,473
Households	4,970	30,787	85,552



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**AERIAL MARKET**



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**INTERIOR PHOTOS**



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