



Potential Users

Self-Storage
Retail – Restaurants
Office
Child Care

Pad Sites For Sale

Three (3) New Pad Sites Available

- Approximately 6.5 acres of developable land for sale at the corner of Route 31 and Denow Road in Hopewell Township
- Located at a four-way intersection (Route 31 & Denow Rd) with traffic light, and the entrance to Brandon Farms with 1,293 housing units
- Less than a mile to I-95
- Close proximity to Capital Health Medical Center Hopewell, Bank of America Merrill Lynch and Bristol-Myers Squibb headquarters

Area Demographics

Radius	2-miles	5-miles	10-miles
Population	13,931	109,666	459,748
Average Income	\$142,545	\$104,512	\$120,015
Traffic Counts	30,992 (At the intersection of Route 31 & Orchard Ave)		

9.3 Acres

**Route 31 & Denow Road
Hopewell Township, NJ**

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