



1496 Pennington Road, Ewing Township, NJ

0.29 Acres Available For Ground Lease or BTS

- Currently a Gas Station
- Corner Property at Signalized Intersection
- Zoning B-N (Neighborhood Business): [Click Here For More Info](#)
- Traffic Count Penning Road: 15,874 VPD
- Traffic Count N Olden Ave: 19,695 VPD
- National Neighboring Tenants: 7-Eleven, Walgreens, Wells Fargo, PNC Bank, Dunkin, Burger King, Taco Bell, McDonalds, Wendys, AutoZone, Mavis Discount Tire, Lukoil and many more.

**FOR MORE INFORMATION
PLEASE CONTACT EXCLUSIVE BROKER:**

Urszula Zoltek
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ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

verizon

Parkside Court
Apartments

Parkside Manor
Apartments

SITE

St. James Church

STEMCivics
School District Office

Public
Storage

Rubino Academy
High School

N OLDEN AVE: 19,695 VPD

PENNINGTON RD: 15,874 VPD

PNC

Shogun

Advance
Auto Parts

Wendy's

KM

1

WELLS FARGO

BURGER KING

LUKOIL

ExtraSpace
Storage

meineke
car care center

mitsubishi

AutoZone

CRAB DU JOUR

WELLS FARGO

Wendy's

7
ELEVEN

McDonald's

Parkway
Elementary School

MAVIS
Tires, Oil, Washes

Highgate
Apartments

DOLLAR GENERAL

Pizza
Hut

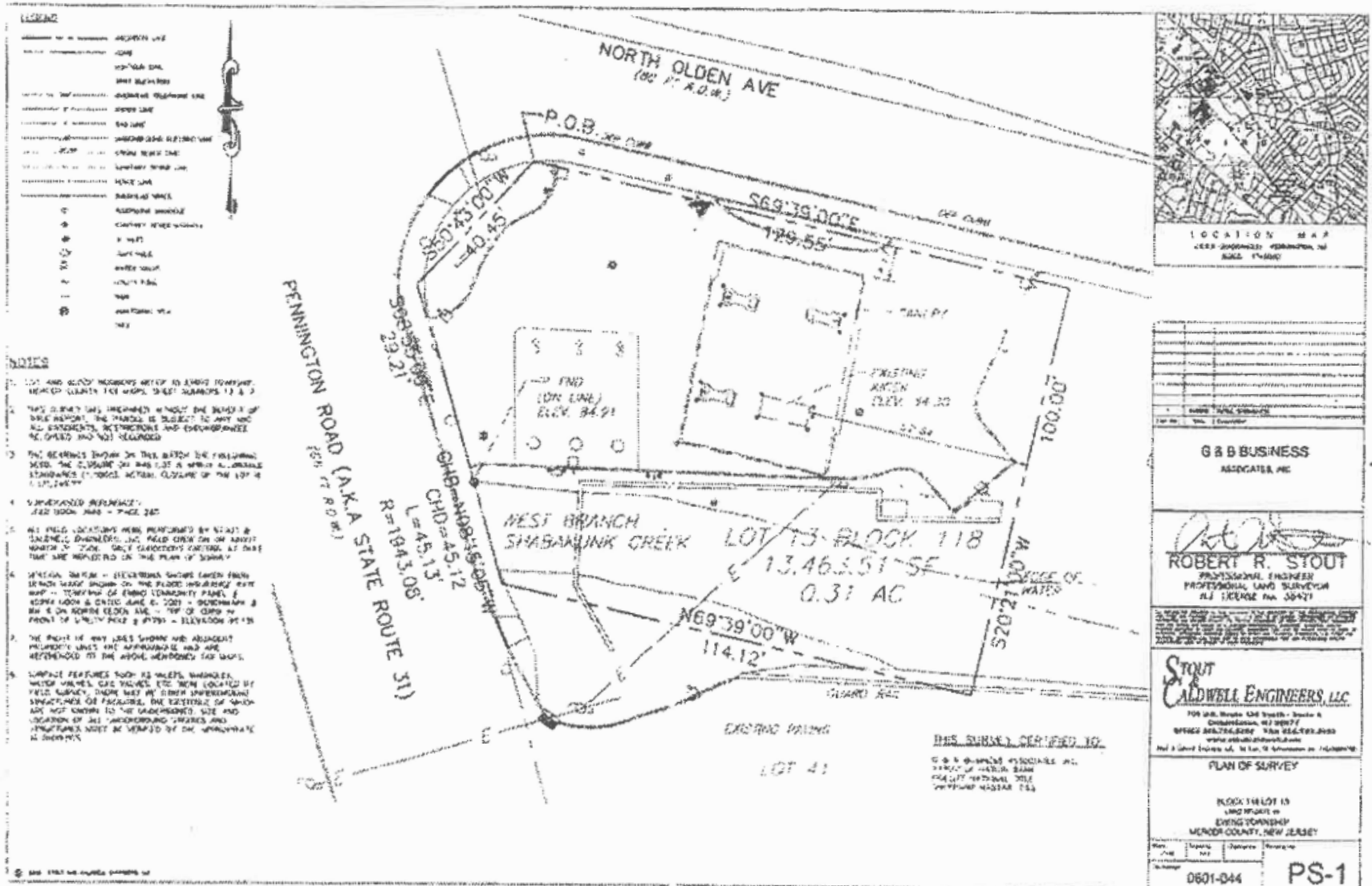
FAMILY
DOLLAR

DUNKIN'

ZOLTEK

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SITE PLAN





<i>DEMO-GRAPHICS</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	18,459	117,984	236,764
Daytime Population	4,911	88,042	135,553
Households	7,375	43,928	86,546
Average Age	40.8	38.7	39.5
Average HH Income	\$72,607	\$83,870	\$98,806

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