

WATERFORD TOWNSHIP | CAMDEN COUNTY | NJ PRIME DEVELOPMENT SITE & SALE LEASEBACK

4.4 Acres



**5,000 SF PHASE 1 - MAJOR SITE PLAN DEVELOPMENT APPROVAL
HIGH CAP ROI**

OPPORTUNITIES:

- Full Sale-Leaseback
- Equity Contribution Sale-Leaseback
(property & approvals in exchange for seller equity)

CANNABIS RESOLUTIONS & APPROVALS:

- Retail
- Manufacturing
- Cultivation (additional 10,000 SF pending)
- Use Variances Obtained

COMPARATIVE ADVANTAGES:

- 5 of 8 Bordering Townships Prohibit Cannabis Businesses
- Founders Have Deep Roots in the Community
- Vibrant Development Area
- Veteran & Family-Owned Business
- Established NJ Brand
- Highly Proficient Operators



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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