

New Jersey Dispensary Opportunities

For more info or to set up a call with owners please email
akiya@goddessenergynj.com or call/text Akiya at 720.595.7942

Newest Drops

Indoor Treez Fort Lee

[2143 Rte 4, Fort Lee, NJ 07024](#)

Asking \$5M - willing to negotiate and creative offers

Premier NJ Adult-Use Cannabis Opportunity – Bergen County

- **The Asset:** Fully built-out, state-licensed operational recreational cannabis dispensary (**Indoor Treez / GW Leaf**). Turnkey asset bypassing 18–36 months of regulatory, municipal, and legal bottlenecks.
- **Strategic Location:** Situated directly on **Route 4 in Fort Lee, NJ**, immediately feeding the George Washington Bridge approach—the **#1 most heavily traveled transit corridor in the United States**.
- **Massive Traffic Volume:** Captures unmatched highway visibility with an Average Annual Daily Traffic (**AADT**) count exceeding **100,000–140,000+ vehicles**.
- **Zoning Monopoly:** Dense Fort Lee buffer-zone restrictions (schools, parks, houses of worship) create a permanent, highly protective **barrier to entry** against future local competition.
- **Affluent Target Demographics:** Located in a hyper-dense market (16,000+ people/sq. mi.) boasting a median household income of **\$107,274** and an average household income of **\$148,676**.
- **Cross-Border Revenue Capture:** Ideally positioned as a "pull-in" destination site with dedicated parking, perfectly capturing affluent Bergen County commuters and incoming New York consumers.
- **Brand Synergy:** Currently operating under the recognized **Indoor Treez** multi-state network, driving immediate organic cross-border brand awareness from their high-profile New York footprint.

200K - Paper license Cultivation 150K sq ft indoor

Princeton Area Dispensary

- Operating adult-use dispensary in Central, New Jersey
- Established revenue
- Approximately 2,400 sq. ft. of usable space
- 26 parking spaces
- Active delivery rights that have not yet been implemented
- Lease-to-own real estate structure

The seller is asking approximately **\$1.8M** and is open to discussing different transaction structures depending on buyer profile, timing, cash at closing, and overall certainty of execution.

Undisclosed location. If interested I will send over an NDA

Woodbury Wellness

- Doing 125k per month
- **Asking 2.1M** - I think we can negotiate the price as they are ready to sell or 50% partnership around 1.5M evaluation
- 50% partnership 675 - 750K depending on terms
- Beautiful store with a lot of potential
- Great Walkability on busy street
- Big parking lot with around 15 spots
- 20 minutes from Philly

****A new dispensary is coming soon.

Approximately **25,000 cars** pass through the historic downtown area of Woodbury, New Jersey



Nova Farms Recreational Weed Dispensary

642 Mantua Pike, Woodbury, NJ 08096

- Doing 12+ M
- Asking 14m
- Amazing Location!

High daily volume of 22,000+ vehicles is captured directly by Nova Farms' own **drive-through pickup window** and expansive brick-and-mortar storefront at this location

The property at 642 Mantua Pike features **30 dedicated surface parking spaces**

on its 1.13-acre commercial lot.

The site setup includes:

- **Ample Frontage Parking:** Free surface spots distributed right in front of the building for easy in-store shopping access.
- **Dedicated Drive-Through Lane:** A separate drive-through wrapping the facility, which keeps active pickup traffic completely clear of the 30 standard parking spots.
- **Connected Logistics:** The lot physically connects to adjacent retail parcels, facilitating easy logistics and overflow maneuvering if needed.



Kine Buds

113 E Passaic St, Maywood, NJ 07607

- The prior buyer is in default and the seller is reclaiming the store and looking to sell again.
- The store was terribly managed and didn't have cash for inventory, but has been open for almost one year.
- **Asking around 1.5M - Price Drop 1M!!**
- The buyer would need to come in with working capital to stabilize the store.
- Rev. targets are 4-6M.

This one has an offer on it and will let you know if it falls through

unless you are ready to make an offer on this now.

Approximately **12,000 to 14,000 vehicles** pass daily

The store is located at **113 East Passaic Street** in Maywood. Traffic flow dynamics at this location are heavily influenced by:

- Highway Feeder Access: Passaic Street serves as a main artery connecting Route 17 and Route 4, channeling commuter traffic directly past the property.
- Local Bottlenecks: Because this section is an Urban Minor Arterial with two undivided lanes and a 30–35 mph speed limit, traffic naturally slows down right in front of the storefront.



Pinelands Dispensary

LOI but not finalized

Located at **1116 North Black Horse Pike in Folsom, NJ**, this is more than just a cannabis license—it's an opportunity to become an anchor business in one of New Jersey's most unique and underserved communities. Nestled in the Pinelands and just minutes from Hammonton, the Blueberry Capital of the World, the location benefits from local loyalty, seasonal tourism, and easy access from surrounding towns while avoiding the saturation seen in larger markets.

Even better, limited licenses **are expected to open in Folsom**, giving the next operator a rare chance to establish brand dominance early.

Opportunity Highlights

- **Business:** Pinelands Apothecary
- **License:** Annual Class 5 Cannabis Retailer with potential cultivation opportunity
- **Address:** 1116 North Black Horse Pike, Folsom, NJ 08330
- **Retail Space:** 1,500 sq. ft. main floor + 500 sq. ft. second floor
- **Monthly Lease:** \$5,000 - Property is available for purchase for 1.2M
- **Expansion Opportunity:** Optional 6,000 sq. ft. second building available for an additional \$2,000/month, zoned for retail, cultivation, manufacturing, or another cannabis-related business.
- **CRC Approval Letter:** In hand
- **Folsom Resolution:** Approved
- **Build-Out:** No work completed, allowing a buyer to design the space to their specifications with the potential to begin construction quickly.

Acquisition Terms

- **Current Asking Price:** \$350,000 with half down.
- Seller is motivated and ready to transact immediately.
- A previous buyer had an accepted offer significantly above today's pricing but was unable to complete the purchase due to financing.
- **Transfer Structure:** 49% ownership initially with the remaining 51% transferring after two years, in accordance with current requirements.
- **LOI Deposit:** \$70,000
- **Payment Schedule:** 50 - 80% of the balance due upon CRC approval of the transfer, with the remaining due when the final 51% ownership transfers.

For buyers looking beyond a single storefront, the optional second building creates an opportunity to vertically integrate operations, add cultivation or manufacturing, establish a distribution hub, or lease the space for additional revenue.

Opportunities with approved local support, limited competition, expansion potential, and motivated ownership are becoming increasingly difficult to find in New Jersey. If you're actively looking to grow your portfolio or enter a promising South Jersey market, now is the time to take a closer look.



On average, between **10,000 and 19,000 vehicles** drive daily on the Black Horse Pike (NJ-168) in the Gloucester Township/Blackwood area. Traffic counts vary depending on the exact section, but data from local commercial real estate listings indicates the following daily averages:

- **Near 501 E Black Horse Pike:** Estimated 19,000 vehicles per day.
- **Near 912 S Black Horse Pike:** Estimated 12,400 vehicles per day.
- **Near 2 S Black Horse Pike:** Estimated 10,400 vehicles per day.

Jersey City Micro Dispensary Opportunity 125 Christopher Columbus Dr

NEW LISTING
HEAR ME OUT 😊

- Asking 400K, but open to offers and negotiating
- Half a block from train station
- Seller has all approvals
- 15 yr lease with 5 yr option
- 11k rent plus 3 percent bumps
- Consumption Lounge and/or retail next door but will need to apply for a consumption license.
- 2500 SQ ft.
- No parking lot but 2 Garage
- 3 are within a mile

While Jersey City's downtown cannabis market is indeed highly competitive, **125**

Christopher Columbus Drive possesses several major real estate advantages that many other dispensaries in the city lack.

1. Unmatched Transit Proximity ("The Commuter Trap")

- **The PATH Advantage:** The location is just one block from the **Grove Street PATH Station**. Jersey City dispensaries thrive on two traffic types: local residents and NYC-bound commuters.
- **Captured Commuter Flow:** Thousands of high-income professionals pass this exact street corner daily walking to and from the train. A store here can easily target New York workers picking up products on their evening commute home before they ever look at suburban options.

2. Massive Built-in, High-Income Customer Base

- **Directly Under "The One":** The storefront is physically carved into a massive luxury high-rise apartment complex hosting hundreds of residential units.
- **Neighborhood Density:** This area of Downtown Jersey City is one of the wealthiest and most densely populated zip codes in the state. An operator here has a vertical neighborhood of hundreds of affluent customers literally living directly upstairs from the sales floor.

3. Move-In Ready Architecture (The Approved 2,500 Sq. Ft Garage)

- **Pre-Approved Structural Design:** The [Jersey City Planning Board](#) already signed off on converting this specific 2,500-square-foot garage space into a modernized storefront with large windows and custom aluminum-framed signage.
- **Sidestepping Zoning Nightmares:** Finding real estate in Jersey City that simultaneously meets strict state cannabis distance requirements from schools and churches, while *also* securing landlord approval, is extremely rare and usually takes years. Having the local planning board approval **already locked down** eliminates the largest roadblock a new buyer would face.

4. Consumption Lounge Potential

- **Bifurcated App Advantage:** During the initial city council approval hearings, the project layout split the dispensary and consumption lounge structures.
- **Future Proofing:** While the active approval is for retail, the space was explicitly mapped out to accommodate a cannabis consumption lounge down the line. In a crowded market, transitioning into a hospitality venue (like a cannabis cafe)

is the #1 way to beat nearby standard retail competition.

5. Microbusiness Operating Efficiencies

- **Lower Overhead:** Because the location was approved under a NJ "Microbusiness" license, it is legally size-capped. While some see this as a limitation, smart buyers view it as an asset: it forces a lean, highly profitable footprint and lower overhead costs compared to massive multi-state operator (MSO) storefronts.

