



ROSE
COMMERCIAL REAL ESTATE

EXCLUSIVE LISTING

DEVELOPMENT OPPORTUNITY FOR SALE

**571 EAST BLACK HORSE PIKE
BLACKWOOD, NJ**



Total Land Size: 2.41 +/- acres with 460' of Frontage

Zoning: Highway Commercial

Sale Price: \$750,000.00

Comments:

- Major Commuter Corridor with Immediate Access to Route 42 North and Atlantic City Expressway
- Located at the Gateway to Washington Township
- Less than 1 mile from the 350,000 SF Retail Outlet Complex by Simon Development Group
- Permissible Uses Include: Restaurants, Auto Repair, Auto Dealership, Personal Services, Office,

For Further Information, Please Contact:

Michael DiVietro (ext. 29)

(856) 985-9522

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DEMOGRAPHICS (2016)

Category	1 Mile	3 Mile	5 Mile
Population Estimate	6,058	77,719	180,128
Population (5 yr Forecast)	6,282	79,988	184,771
# of Households	2189,	28,731	66,329
Average HH Income	\$91,047	\$87,782	\$89,100
Total Vehicles Per Day	29,640		

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

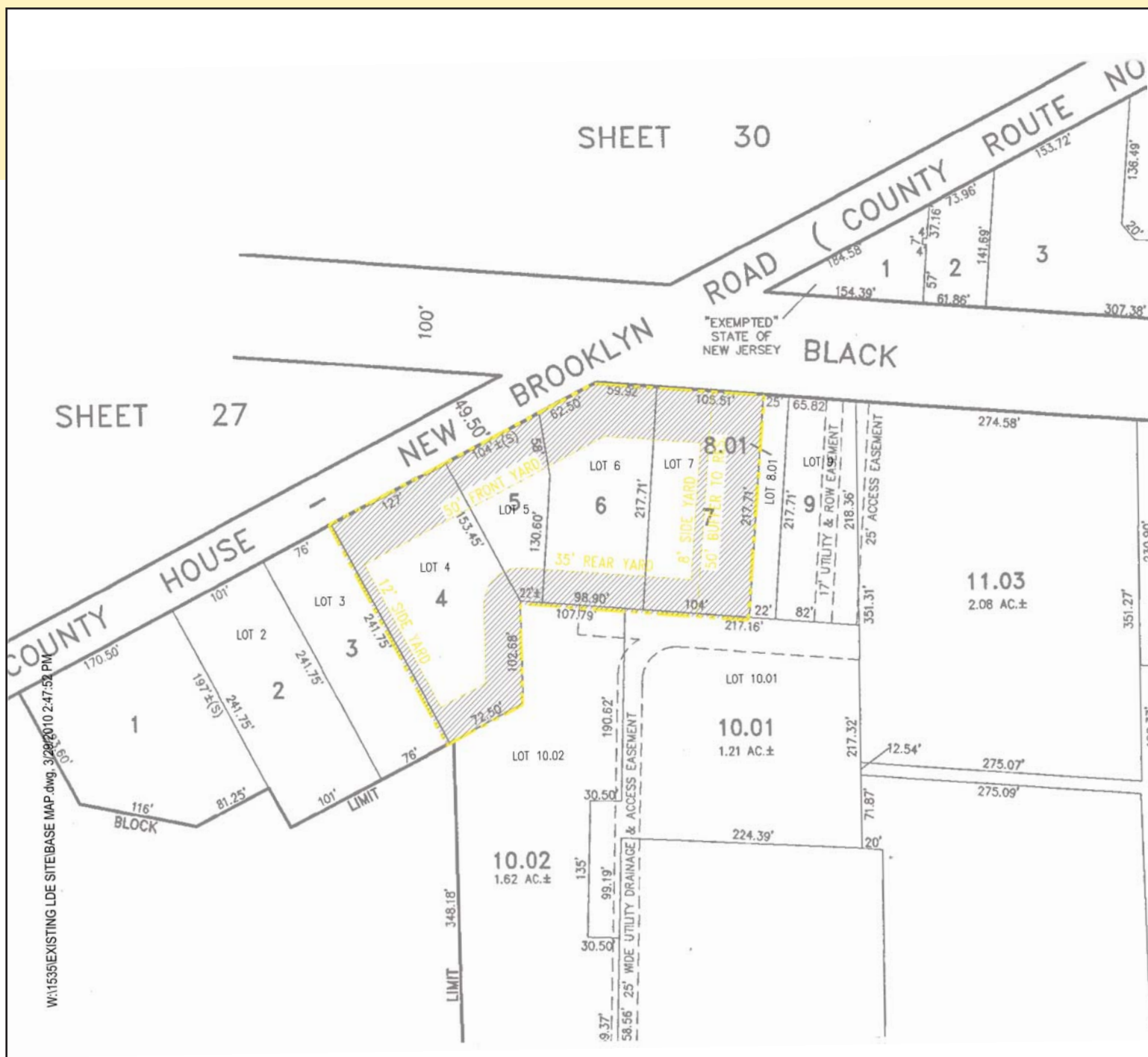
651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488



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