



# EXCLUSIVE LISTING COMMERCIAL PROPERTY FOR SALE

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1009 N. Black Horse Pike & 81 Lake Avenue, Williamstown, NJ



## Property Description:

**Lot Size:**

Existing Body Shop or Development Opportunity

**Taxes:**

1.3 +/- acres

**Zoning:**

\$24,813.77 (2020)

**Sale Price:**

Commercial Property (4A)

**Comments:**

\$750,000.00

- Rare Opportunity for Corner lot on the Black Horse Pike and Lake Avenue at Traffic Light
- Excellent visibility and traffic counts
- Coming soon new LIDL, 28,000 +/- SF approved across the street
- Public water and sewer access

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Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

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# LANDMARK LOCATION AT SIGNALIZED INTERSECTION FOR SALE

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## RETAIL MAP



## DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2020 Total	7,874	50,618	105,383
HOUSEHOLD			
2020 Total Households	3,253	17,608	36,285
Median Household Income	\$59,753	\$77,712	\$85,057
TRAFFIC COUNT	20,326 +/- Vehicles Per Day (Lake Avenue Cross Street)		



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## TAX MAP

