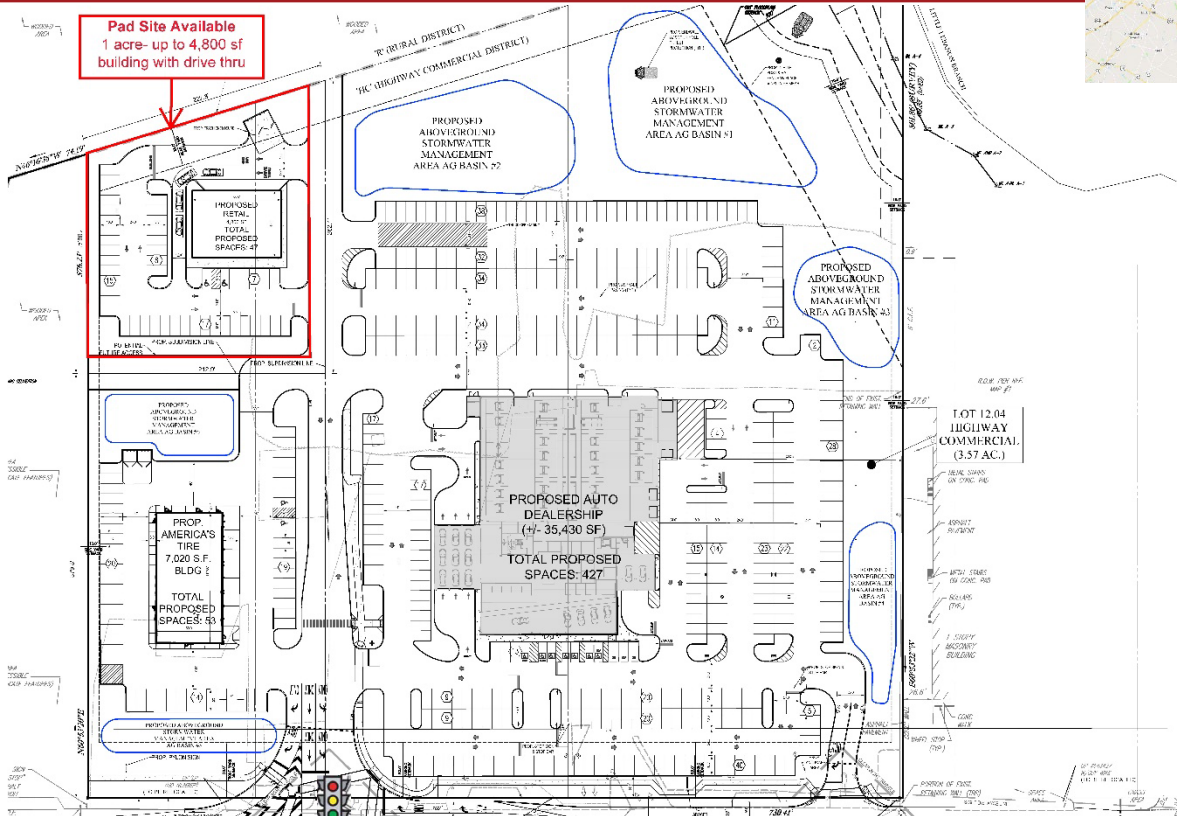
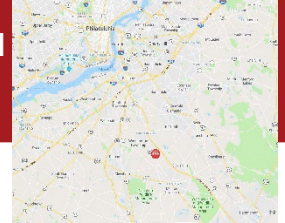


New 36 Acre Mixed-Use Development In Turnersville, NJ Join America's Tire & Automotive Dealership

One (1) Acre Pad Site Available for Ground Lease & Build To Suit + Excess Land
Signalized Intersection of Black Horse Pike (Rt 42) & Watson Drive



Location

- Signalized intersection of Black Horse Pike (Rt 42) & Watson Drive, Washington Twp NJ in the hear of the retail corridor.
- 40,000 ADT on Black Horse Pike (Rt 42).
- 0.5 mile to Penske's Turnersville Auto Mall with 10 automotive franchises.

Demographics:

	<u>3 mile</u>	<u>5 mile</u>
Average HH Income:	\$107,076	\$97,282
Population:	62,833	162,054
Daytime Population:	23,961	56,170

Description

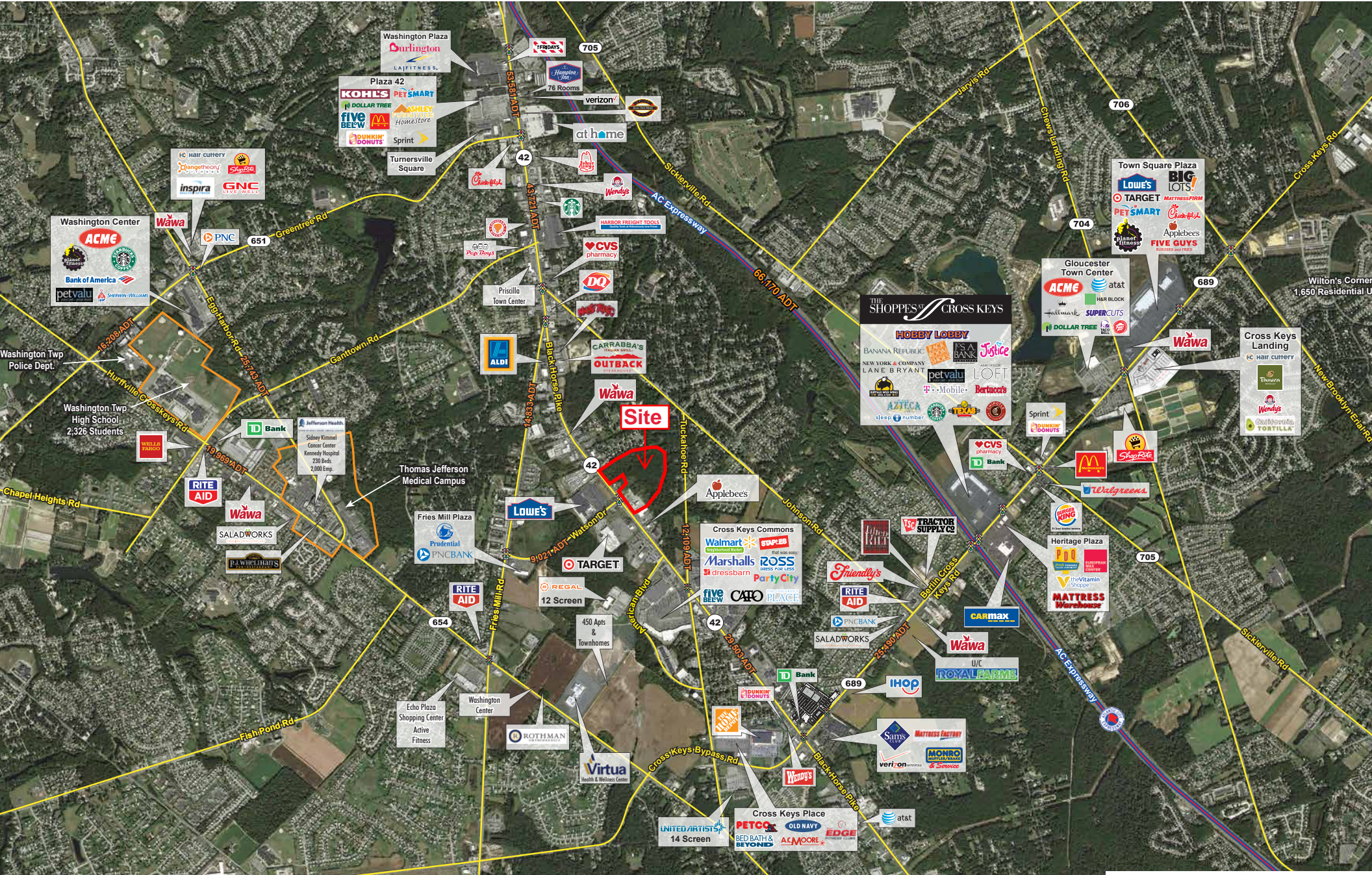
- Pad Site (Lot 1): Up to 4,800 sf with drive thru on one acre. Land Lease and Build to Suit options available.
- Additional Land Available:
 - Lot 2 – 9.50 usable acres zoned residential with use variance for retail
 - Lot 3 – 7.87 usable acres zoned residential
 - Lot 4 – 2.30 usable acres zoned highway commercial
 - Billboard – 8' height x 16' width

CONTACT INFORMATION:

Tyler Arsenault
Email: tarsenault@retailsites.net
Office: (856) 778-4900
Cell: (609) 751-2965



The Shoppes at Turnersville- Market Aerial





Additional Land Available
 24.71 gross ac
 17.33 usable ac

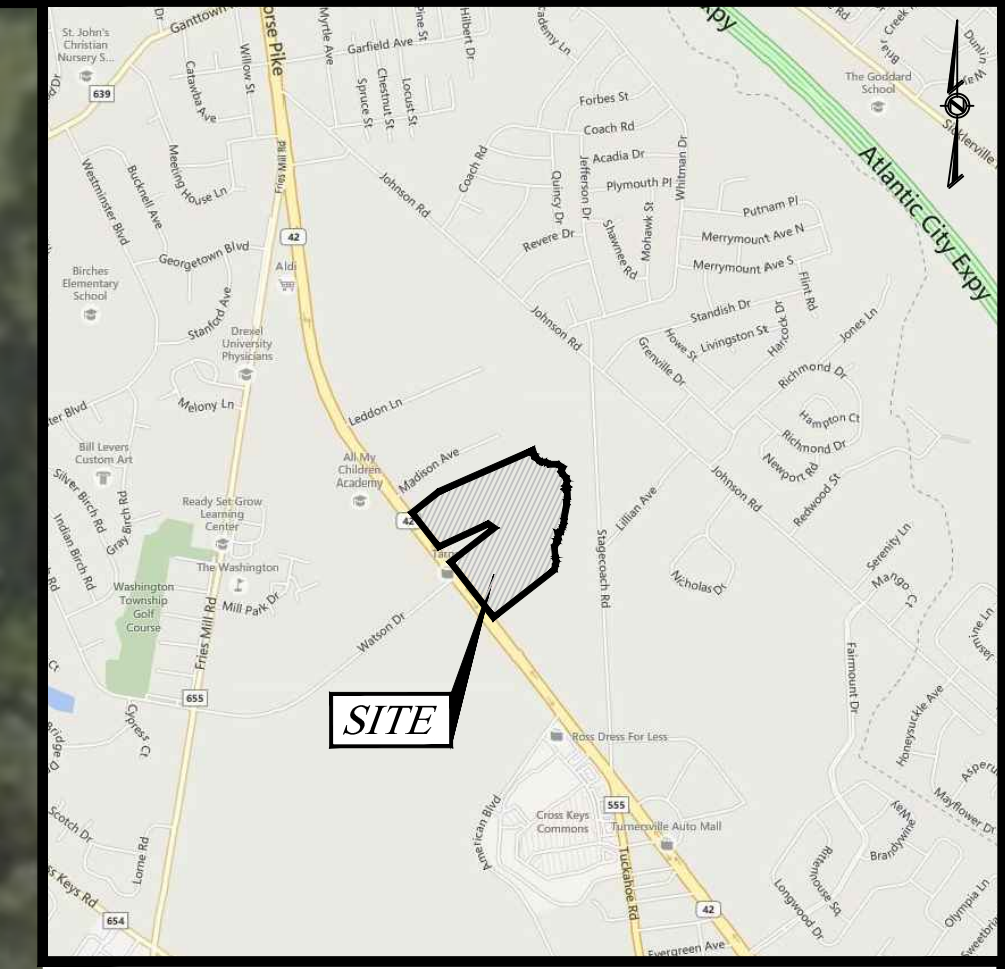
LOT 2
 'R' RURAL DISTRICT
 GROSS AREA = 14.00
 NET USABLE = 9.50

LOT 3
 'R' RURAL DISTRICT
 GROSS AREA = 7.87
 NET USABLE = 5.53

LOT 1 11.55 AC
 'HC' HIGHWAY COMMERCIAL

Car Dealer, Americas Tire & Available 1 acre pad site

LOT 4
 'HC' HIGHWAY COMMERCIAL DISTRICT
 GROSS AREA = 2.84
 NET USABLE = 2.30



LOCATION MAP
 1" = 2,000'

BOHLER ENGINEERING

SITE VISUALIZATION SERVICES
 LAND SURVEYING
 SUSTAINABLE DESIGN
 LANDSCAPE ARCHITECTURE
 TRANSPORTATION SERVICES
 PROGRAM MANAGEMENT
 PERMITTING SERVICES
 PHILADELPHIA, PA
 PITTSBURGH, PA
 RICHMOND, VA
 RICHMOND BEACH, DE
 SOUTH CAROLINA
 CHARLOTTE, NC
 NEW YORK, NY
 NEW JERSEY
 SOUTH FLORIDA

REVISIONS

REV	DATE	COMMENT	BY
1	8/23/18	REV. PER LAYOUT CHANGE	TRA
2	11/7/18	REV. PER LAYOUT CHANGE	TRA
3	9/10/19	REV. PER CLIENT COMMENTS	TRA

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP-CALL

POCS SERIAL NUMBER
 1-800-242-1776 2012-3191429

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PY140839
 DRAWN BY: M.S.L.
 CHECKED BY: J.A.B.
 DATE: 9-7-2018
 SCALE: AS NOTED
 CAD I.D.: PY140839 AERIAL EXHIBIT-3

PROJECT: **PROPOSED NEIGHBORHOOD CENTER DEVELOPMENT**

FOR

Retail Sites™

BLOCK 112.01
 LOTS 12, 12.01, 12.04 & 13
 BLACK HORSE PIKE
 (N.J.S.H. ROUTE 42)
 WASHINGTON TOWNSHIP
 GLOUCESTER COUNTY, NJ

BOHLER ENGINEERING

74 W. BROAD STREET, SUITE 500
 BETHLEHEM, PENNSYLVANIA 18018
 Phone: (610) 709-9971
 Fax: (610) 709-9976
 www.BohlerEngineering.com

M.E. JEITNER

PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 24GED4493300

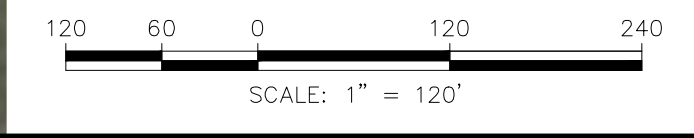
SHEET TITLE:

AERIAL PLAN
 9/10/19

SHEET NUMBER:

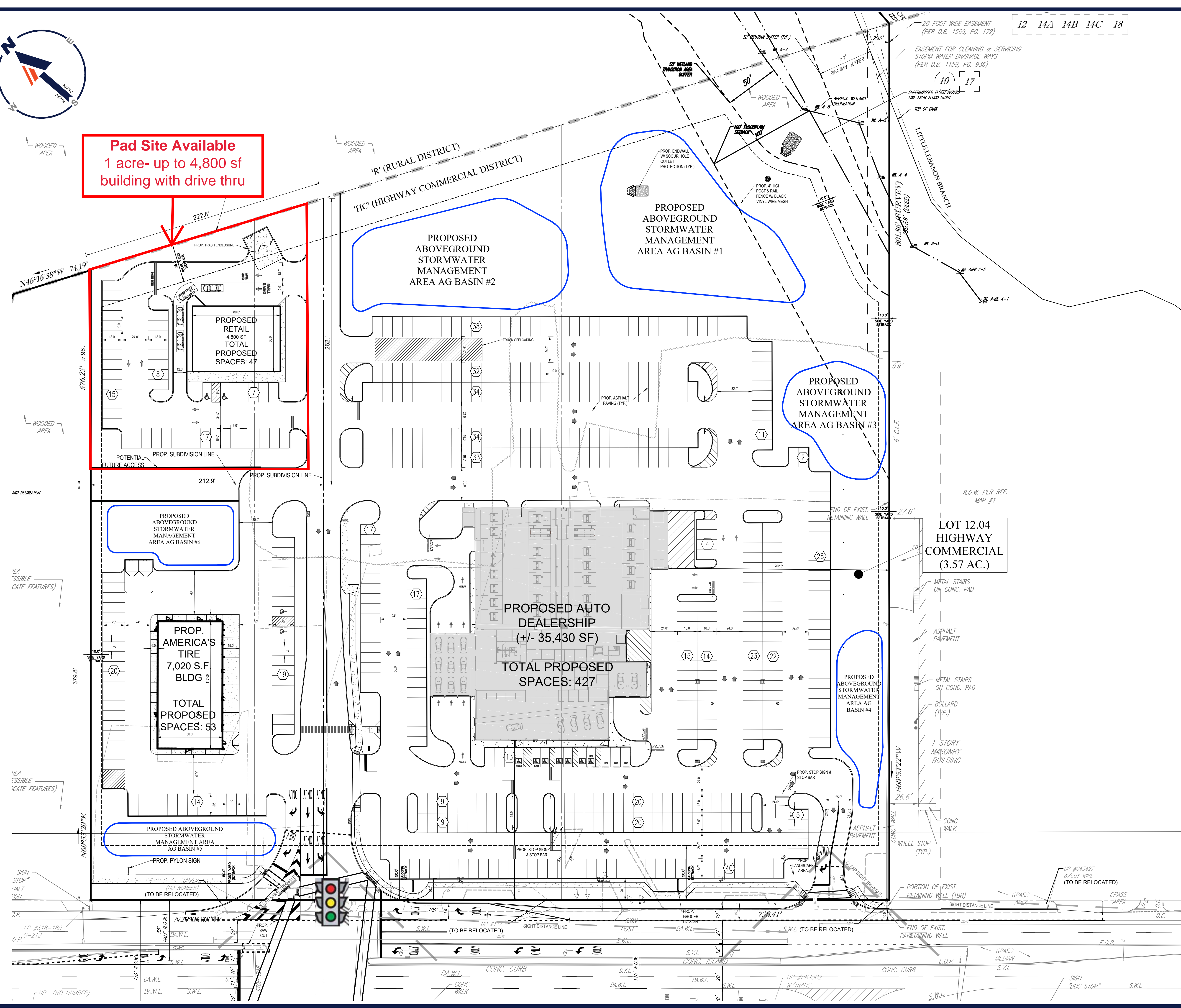
A-1
 1 OF 1

REVISION 3





Pad Site Available
1 acre- up to 4,800 sf
building with drive thru



12 14A 14B 14C 18

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1176
WWW.811.PA.GOV
#XXXXXXXXXX

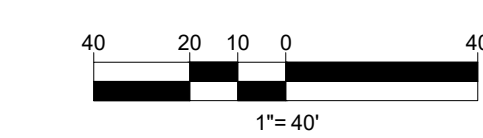
FOR CONCEPT PURPOSES ONLY
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
PROJECT No.: X19000
DRAWN BY: ELIZ
CHECKED BY: JAB
DATE: 4/15/2024
CAD I.D.: X-CPTA-SITE-PAB230168-00

CONCEPT PLANS
FOR
TURNERSVILLE EQUITIES, LLC
PROPOSED CAR DEALERSHIP
TAX MAP # 19.03
BLOCK 112.01
LOTS 12, 12.01 & 12.04
#3900, 3940, 4020 & 4050 EAST
BLACK HORSE PIKE
(N.J.S.H ROUTE 42)
WASHINGTON TOWNSHIP
GLOUCESTER COUNTY, NJ

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

J.A. BEAVAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE082006
NEW YORK LICENSE No. 16 093204
NEW JERSEY LICENSE No. 24609299500

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
ORG. DATE - 4/15/2024



I:\WORK\EREN\PA PROJECTS\2023\PA 18018\CONCEPT PLAN\X-CPTA-SITE-PAB230168-00-PLAN-OUT-C301.SHEET

Billboard Available
8' height x 16' width
128 sf

Additional Land Available
Commercial & Residential
24.71 gross ac
17.33 usable ac

Car Dealer, Americas Tire
& Available 1 acre pad site



EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.7362/-75.0382

RF5

4020 NJ-42

Washington Township, NJ 08012

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2018)	6,551	62,833	162,054
Projected Population (2023)	6,571	62,633	161,607
Census Population (2010)	6,645	63,001	161,896
Census Population (2000)	6,637	60,960	152,548
Projected Annual Growth (2018 to 2023)	20 0.1%	-200 -0.1%	-447 -0.1%
Historical Annual Growth (2010 to 2018)	-94 -0.2%	-168 -	158 -
Historical Annual Growth (2000 to 2010)	8 -	2,041 0.3%	9,347 0.6%
Estimated Population Density (2018)	2,086 <i>psm</i>	2,223 <i>psm</i>	2,064 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>

Households

Estimated Households (2018)	2,383	22,493	60,007
Projected Households (2023)	2,484	23,176	61,808
Census Households (2010)	2,318	21,653	57,514
Census Households (2000)	2,234	20,125	52,688
Estimated Households with Children (2018)	841 35.3%	8,455 37.6%	21,219 35.4%
Estimated Average Household Size (2018)	2.75	2.79	2.65

Average Household Income

Estimated Average Household Income (2018)	\$109,748	\$107,076	\$97,282
Projected Average Household Income (2023)	\$132,468	\$129,681	\$116,617
Estimated Average Family Income (2018)	\$122,924	\$120,461	\$114,602

Median Household Income

Estimated Median Household Income (2018)	\$86,683	\$89,972	\$79,678
Projected Median Household Income (2023)	\$98,690	\$103,471	\$91,711
Estimated Median Family Income (2018)	\$105,503	\$106,824	\$98,348

Per Capita Income

Estimated Per Capita Income (2018)	\$39,934	\$38,350	\$36,083
Projected Per Capita Income (2023)	\$50,081	\$48,005	\$44,661
Estimated Per Capita Income 5 Year Growth	\$10,148 25.4%	\$9,655 25.2%	\$8,579 23.8%
Estimated Average Household Net Worth (2018)	\$1,209,865	\$1,149,970	\$985,456

Daytime Demos (2018)

Total Businesses	447	2,297	5,255
Total Employees	5,505	23,961	56,170
Company Headquarter Businesses	1 0.2%	3 0.1%	13 0.3%
Company Headquarter Employees	24 0.4%	977 4.1%	2,534 4.5%
Employee Population per Business	12.3	10.4	10.7
Residential Population per Business	14.7	27.3	30.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.7362/-75.0382

RF5

4020 NJ-42

Washington Township, NJ 08012

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2018)	5,661	86.4%	47,813	76.1%	114,755	70.8%
Black or African American (2018)	431	6.6%	9,427	15.0%	31,971	19.7%
American Indian or Alaska Native (2018)	7	0.1%	130	0.2%	338	0.2%
Asian (2018)	234	3.6%	2,862	4.6%	7,046	4.3%
Hawaiian or Pacific Islander (2018)	7	0.1%	20	-	48	-
Other Race (2018)	67	1.0%	913	1.5%	3,322	2.0%
Two or More Races (2018)	144	2.2%	1,667	2.7%	4,573	2.8%
Not Hispanic or Latino Population (2018)	6,194	94.6%	59,245	94.3%	151,167	93.3%
Hispanic or Latino Population (2018)	357	5.4%	3,588	5.7%	10,887	6.7%
Not Hispanic or Latino Population (2023)	6,176	94.0%	58,687	93.7%	149,731	92.7%
Hispanic or Latino Population (2023)	395	6.0%	3,946	6.3%	11,876	7.3%
Not Hispanic or Latino Population (2010)	6,347	95.5%	59,973	95.2%	152,610	94.3%
Hispanic or Latino Population (2010)	298	4.5%	3,028	4.8%	9,285	5.7%
Not Hispanic or Latino Population (2000)	6,500	97.9%	59,320	97.3%	147,940	97.0%
Hispanic or Latino Population (2000)	137	2.1%	1,640	2.7%	4,608	3.0%
Projected Hispanic Annual Growth (2018 to 2023)	38	2.1%	358	2.0%	989	1.8%
Historic Hispanic Annual Growth (2000 to 2018)	220	8.9%	1,948	6.6%	6,278	7.6%

Age Distribution (2018)

Age Under 5	267	4.1%	3,252	5.2%	9,073	5.6%
Age 5 to 9 Years	372	5.7%	3,981	6.3%	9,882	6.1%
Age 10 to 14 Years	474	7.2%	4,678	7.4%	11,025	6.8%
Age 15 to 19 Years	459	7.0%	4,481	7.1%	11,469	7.1%
Age 20 to 24 Years	378	5.8%	3,748	6.0%	11,933	7.4%
Age 25 to 29 Years	310	4.7%	3,781	6.0%	10,717	6.6%
Age 30 to 34 Years	330	5.0%	3,690	5.9%	10,207	6.3%
Age 35 to 39 Years	373	5.7%	3,985	6.3%	10,255	6.3%
Age 40 to 44 Years	405	6.2%	4,093	6.5%	9,847	6.1%
Age 45 to 49 Years	511	7.8%	4,673	7.4%	11,226	6.9%
Age 50 to 54 Years	511	7.8%	4,777	7.6%	11,554	7.1%
Age 55 to 59 Years	517	7.9%	4,996	8.0%	11,966	7.4%
Age 60 to 64 Years	428	6.5%	4,218	6.7%	10,354	6.4%
Age 65 to 74 Years	804	12.3%	5,361	8.5%	13,939	8.6%
Age 75 to 84 Years	336	5.1%	2,195	3.5%	6,038	3.7%
Age 85 Years or Over	75	1.2%	925	1.5%	2,570	1.6%
Median Age	43.2		39.4		38.1	

Gender Age Distribution (2018)

Female Population	3,334	50.9%	32,316	51.4%	83,914	51.8%
Age 0 to 19 Years	764	22.9%	7,959	24.6%	20,131	24.0%
Age 20 to 64 Years	1,898	56.9%	19,612	60.7%	50,922	60.7%
Age 65 Years or Over	671	20.1%	4,744	14.7%	12,861	15.3%
Female Median Age	44.3		40.6		39.5	
Male Population	3,217	49.1%	30,517	48.6%	78,139	48.2%
Age 0 to 19 Years	809	25.1%	8,432	27.6%	21,317	27.3%
Age 20 to 64 Years	1,864	57.9%	18,348	60.1%	47,137	60.3%
Age 65 Years or Over	544	16.9%	3,737	12.2%	9,686	12.4%
Male Median Age	41.7		38.0		36.7	

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