

GROUND LEASE OPPORTUNITY



Philadelphia
10 Miles

 **175,430**
VPD



EXIT 14B

±5.07 ACRES

Office / Warehouse

460-480 BENIGNO BLVD

BELLMAWR • NJ

DEVELOPMENT SITE



±5.07 AC
GLA



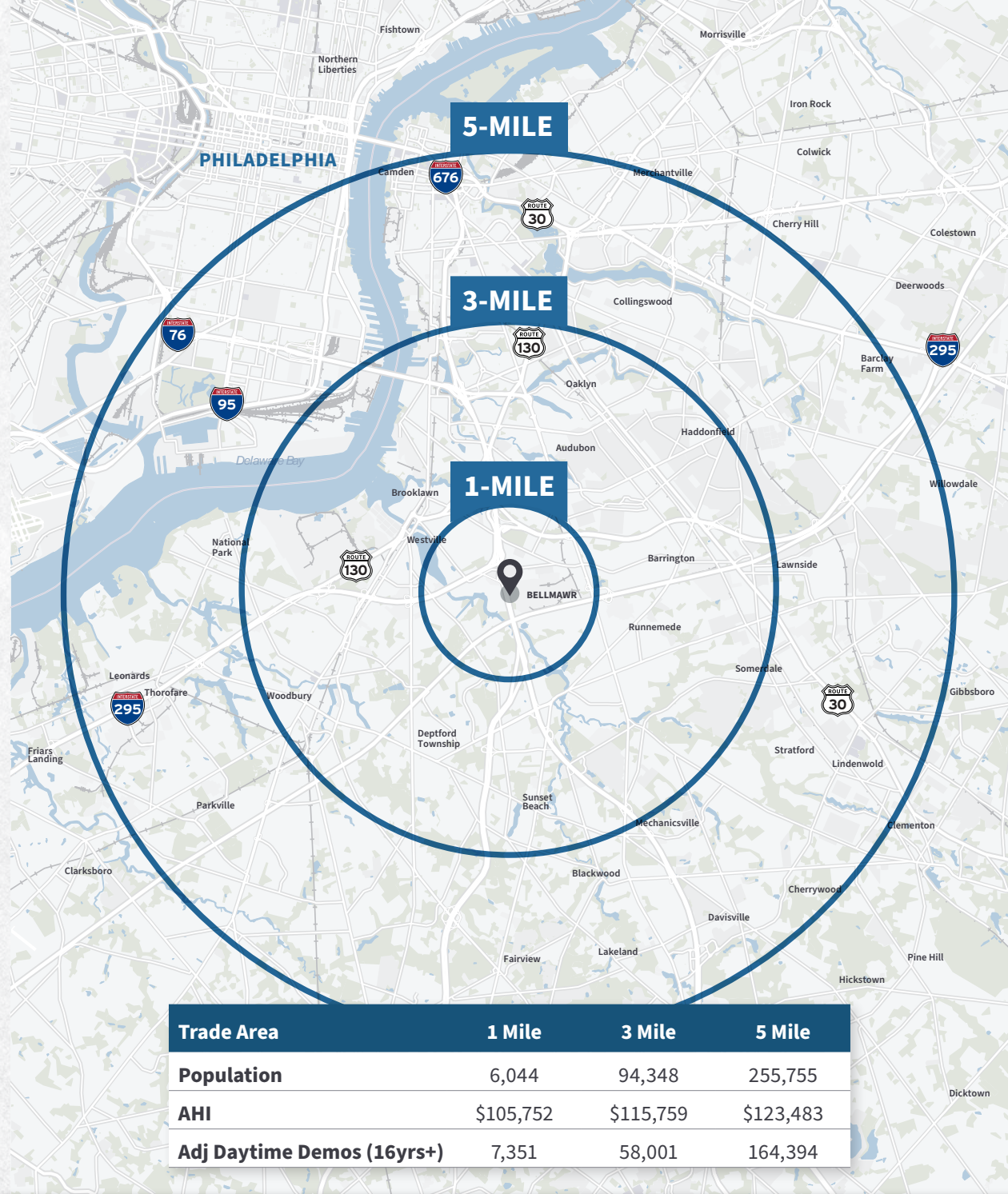
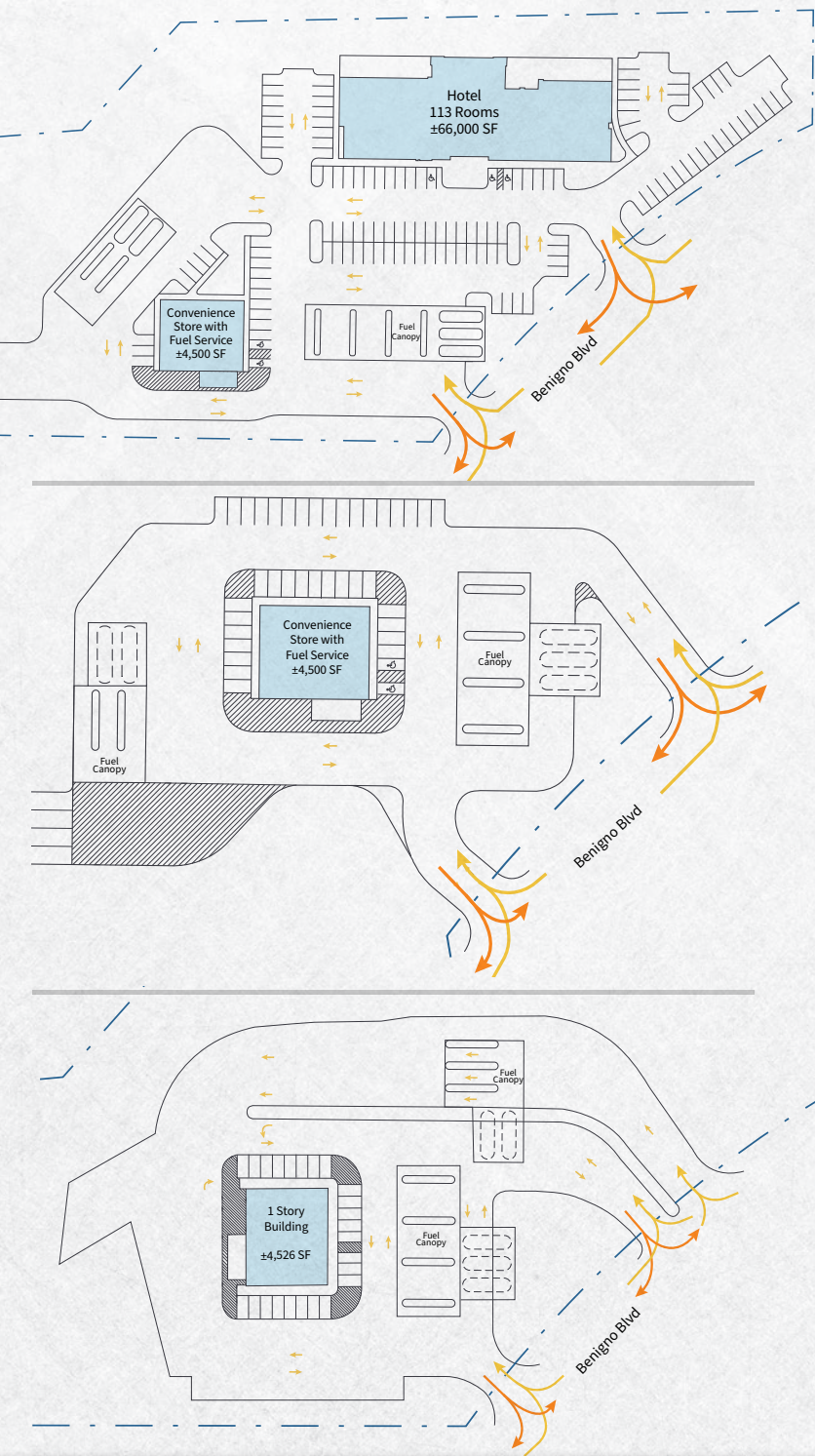
175,430
VPD ON RT 42



Vacant Land
INTERSTATE BUSINESS PARK



Strong
COMMERCIAL AREA



Trade Area	1 Mile	3 Mile	5 Mile
Population	6,044	94,348	255,755
AHI	\$105,752	\$115,759	\$123,483
Adj Daytime Demos (16yrs+)	7,351	58,001	164,394

DEPTFORD LANDING



DEPTFORD MALL



 **58,229**
VPD



Deptford
3 Miles

EXIT 14B



Philadelphia
10 Miles

 **175,430**
VPD

±5.07 ACRES

Benigno Blvd



BROOKLAWN SHOPPING CENTER

460-480 BENIGNO BLVD
 BELLMAWR • NJ
DEVELOPMENT SITE

48,739
 VPD (Eastbound)

175,430
 VPD

71,673
 VPD (Southbound)

58,229
 VPD