

1020 N. BLACK HORSE PIKE

Williamstown, NJ



PROMINENT INVESTMENT OPPORTUNITY

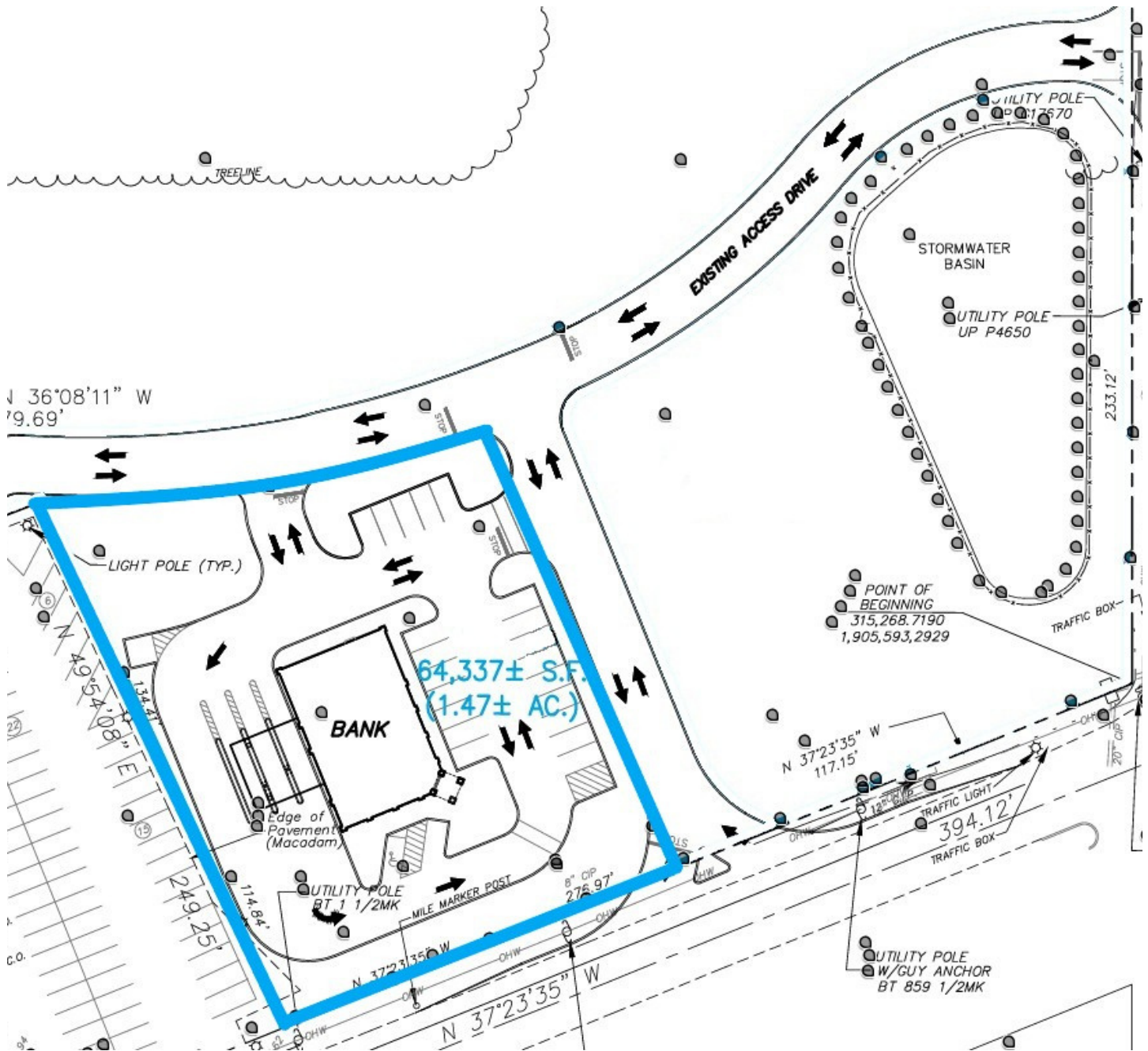
FULLY LEASED

PROPERTY FEATURES

- Sale Price: Call for information
- Ideal for investors
- Zoned: C
- Ample Parking
- Situated on heavily traveled Black Horse Pike with +/-28,000 Vehicles Per Day (VPD)
- Located near multiple national retailers within a 5 mile radius
- Excellent regional reach between Philadelphia and Atlantic City
- Easy access to Route 42, AC Expressway and Route 322

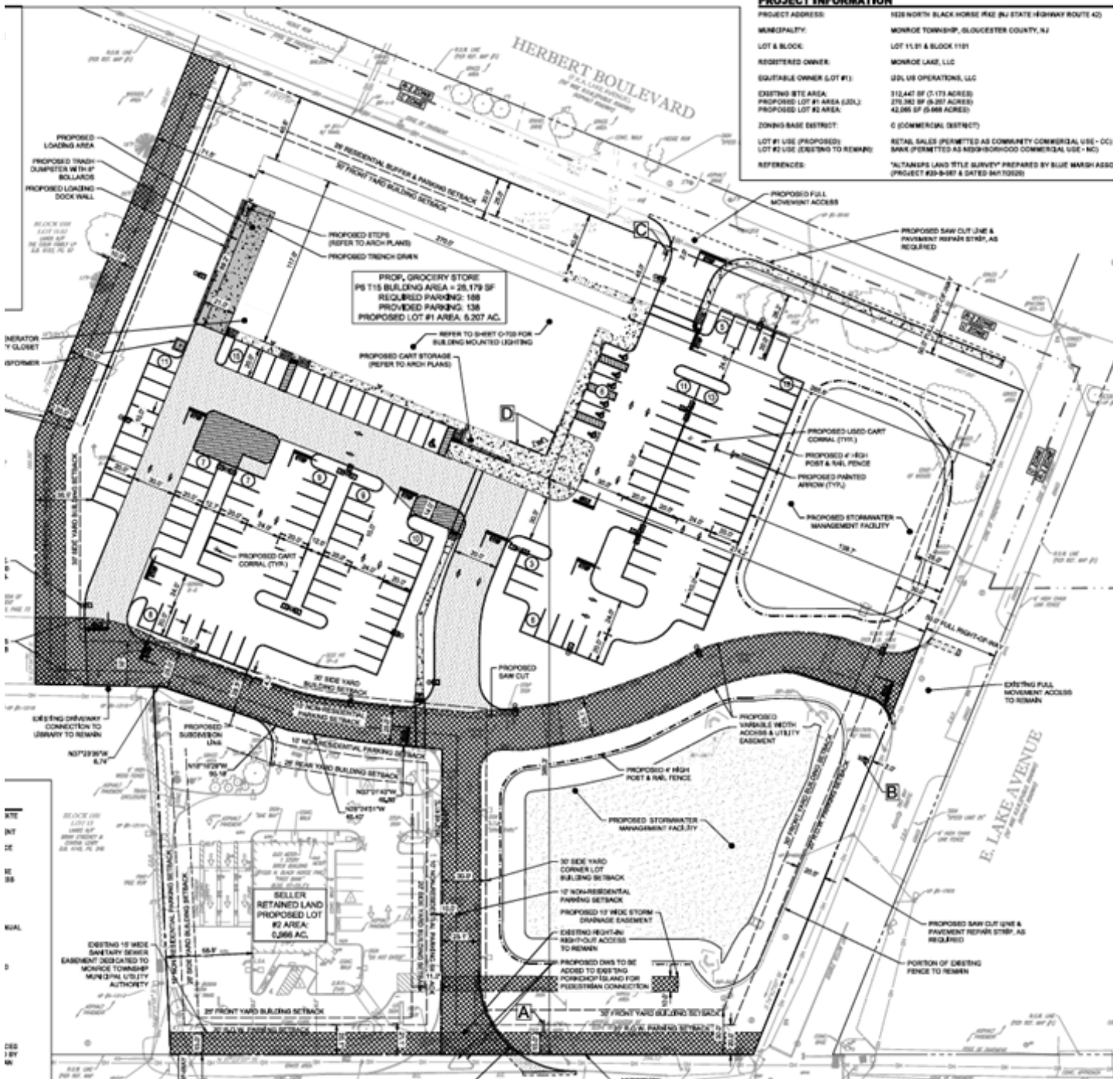


SITE PLAN



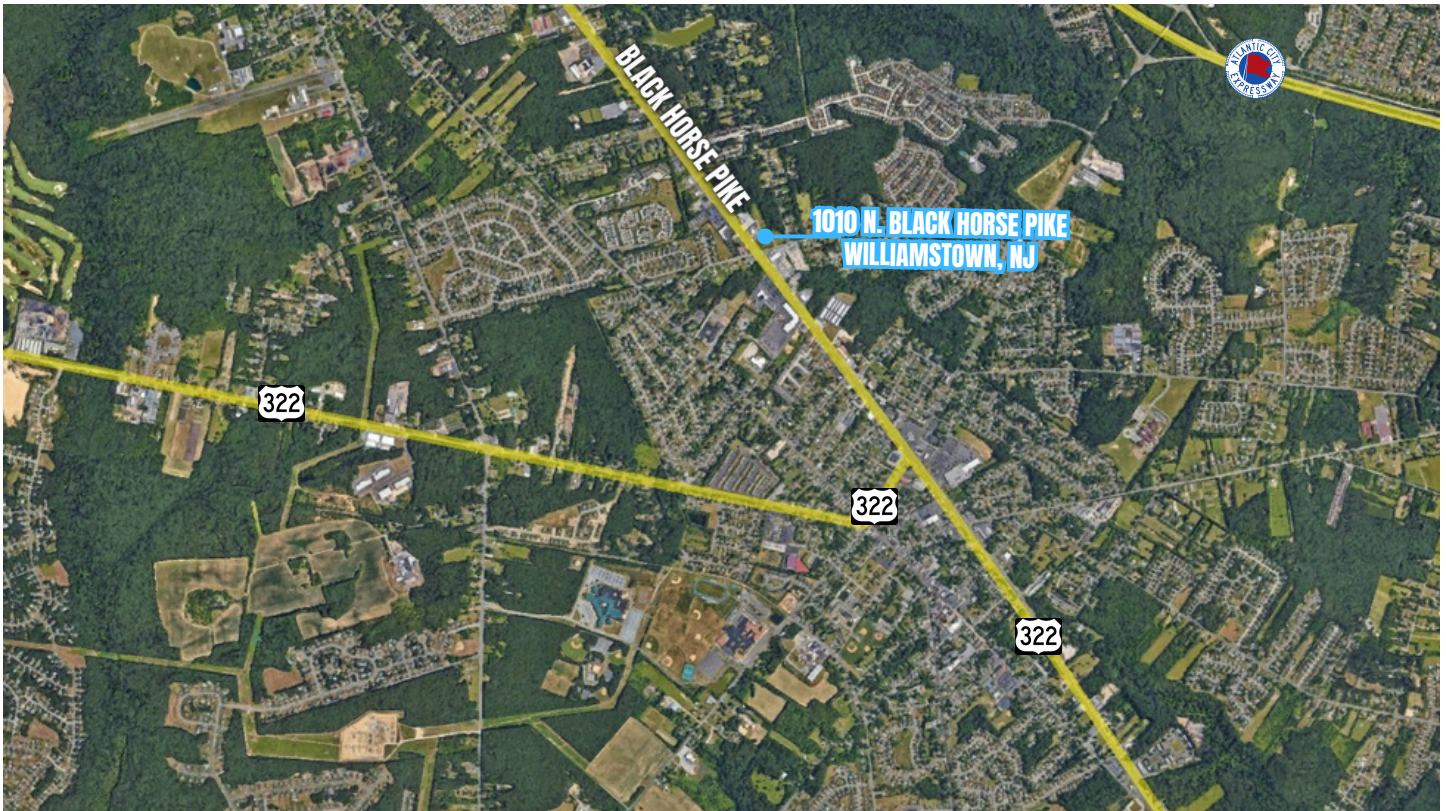
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CONCEPT PLAN



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LOCAL MAP & DEMOGRAPHICS



	 AVERAGE HOUSEHOLD INCOME	 POPULATION	 HOUSEHOLDS
1 MILE	\$112,984	8,094	3,428
3 MILES	\$112,482	52,878	19,139
5 MILES	\$118,922	109,368	39,096

NOTABLE BUSINESSES WITHIN A 5 MILE RADIUS

ENTERTAINMENT

- Regal Cinema
- Scotland Run Golf Course
- United Artist
- Urban Air
- Fun City

HEALTHCARE

- Jefferson Health
- Patient First
- AFC Urgent Care
- Virtua Health
- Rothman

RETAILERS

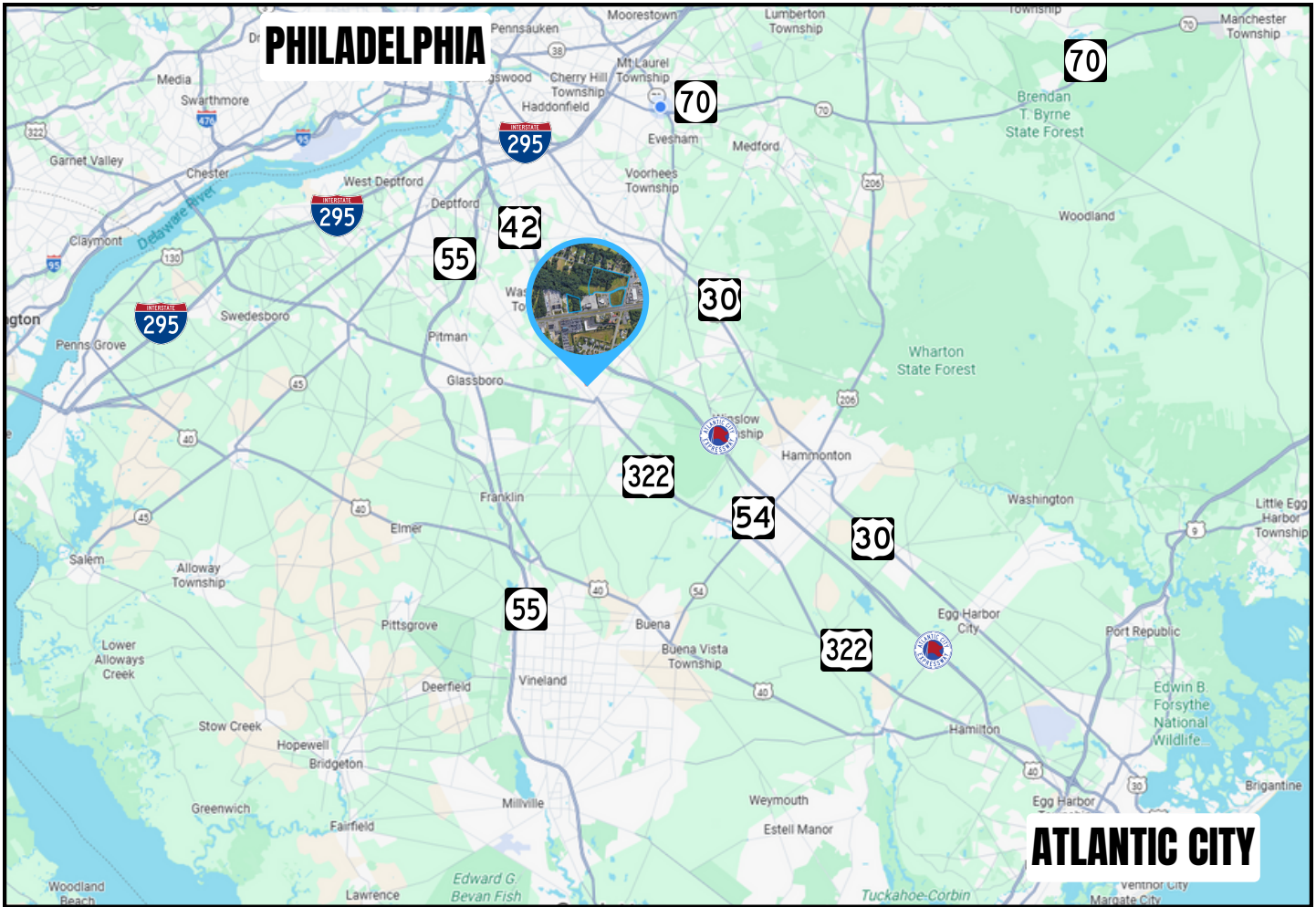
- Walmart
- Target
- ShopRite
- Aldi
- Lowe's
- Home Depot

RESTAURANTS/FAST FOOD

- Applebee's
- McDonald's
- Wendy's
- Luna Rosa
- Library IV
- Cinder Bar

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REGIONAL MAP & ROUTES



CITY DISTANCES

Philadelphia 24 mi.
Atlantic City 40 mi.

MAJOR ROUTES

Route 42 2 mi.
Route 322 0 mi.
Route 55 10 mi.
Route 30 8 mi.
AC Expressway 6 mi.

Strategically positioned along the bustling Black Horse Pike, this development site offers exceptional visibility and direct access to NJ-42, I-295, and I-76—connecting seamlessly to the Philadelphia market via the Walt Whitman, Ben Franklin, and Commodore Barry Bridges. With regional reach to Philadelphia just 24 miles northwest and Atlantic City 40 miles southeast, the property benefits from strong commuter, tourist, and local traffic flows in every direction—making it an ideal location for retail or mixed-use development.

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