

Dollar General



LAND DEVELOPMENT AVAILABLE FOR LEASE

# 211 CROSS KEYS ROAD

 PINE HILL, NJ 08009

856.797.1919

[www.VantageRES.com](http://www.VantageRES.com)

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# OFFERING SUMMARY



## ACREAGE AVAILABLE

+/- 4.5 acres



## ASKING LEASE RATE

Call for pricing



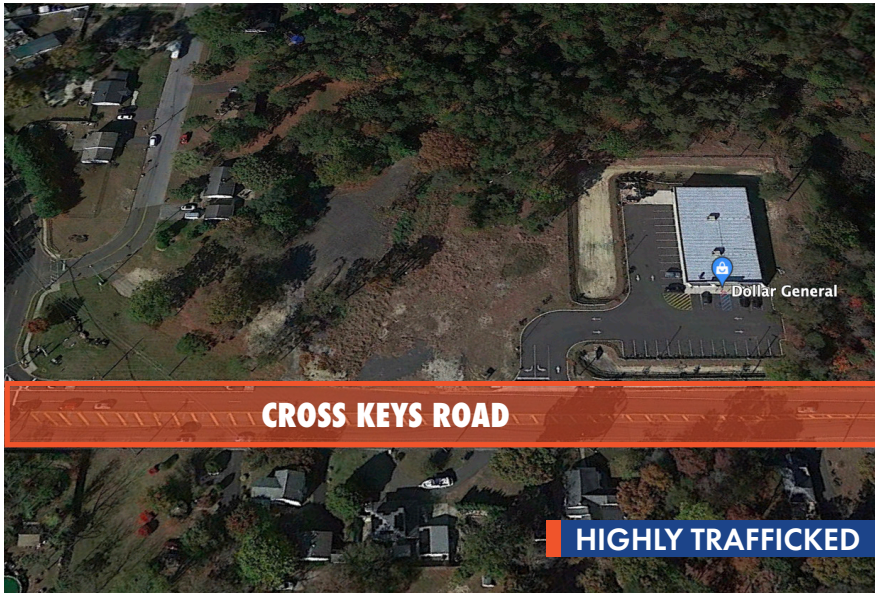
## SIGNAGE

Monument and facade



## PARKING

Abundant



# AREA HIGHLIGHTS

- ✓ Approximately +/- 4.5 acres available for development in Pine Hill on Cross Keys Road
- ✓ Located on a heavily traveled road within a close proximity to Route 73, Atlantic City Expressway and the White Horse Pike
- ✓ Property is adjacent to a recently developed property with a Dollar General



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	3,681	52,102	147,571
2027 POPULATION PROJECTION	3,690	52,553	148,564
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	1,307	19,063	54,228
2027 HOUSEHOLD PROJECTION	1,310	19,232	54,586
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$94,787	\$90,264	\$100,508
MEDIAN HOUSEHOLD INCOME	\$76,886	\$72,543	\$78,449
TRAFFIC COUNT	22,038 VPD		

# KEY DISTANCES

**ROUTE 73**  
4.5 MILES

**ROUTE 30**  
4.9 MILES

**A.C. EXPRESSWAY**  
7.3 MILES

**NJ TURNPIKE**  
10 MILES



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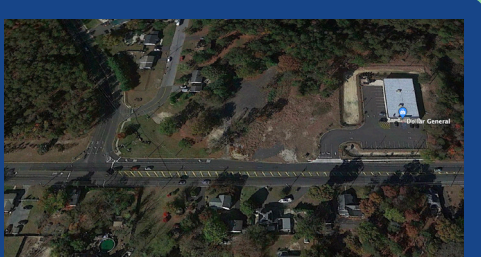
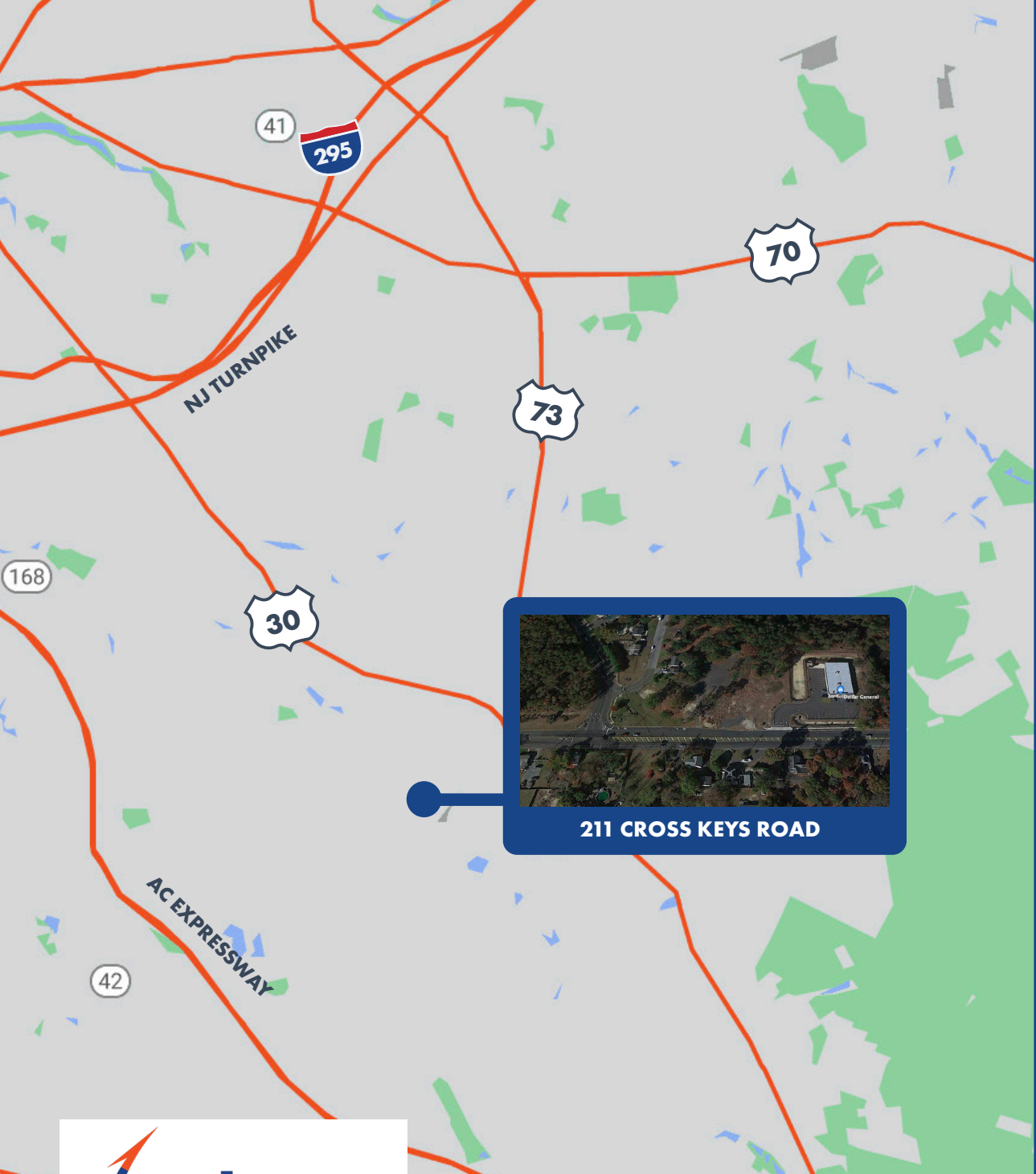
# NEARBY AMENITIES

## DINING

- Carollos Family Resturant & Pizza
- Dunkin
- Meadows Diner
- Mcdonalds
- New Berlin Diner
- Pine Hill Pizza and Grill
- The Fat Tomato Italian Bistro
- Victory Bar & Grill

## RETAIL

- Atco Train Station
- Aversas Italian Bakery
- Meadows Diner
- Dave and Busters
- Dollar General
  - Levis
  - Lucky Brand
  - Michael Kors
  - Starbucks
- Gloucester Outlets
- Lindenwold Lodge
- Rite Aid
- Runway Gas
- Shoprite
- South Jersey Dentistry
- The Home of Depot
- Tractor Supply Company
- UPS
- Virtua Health & Wellness Center
- Walmart Supercenter



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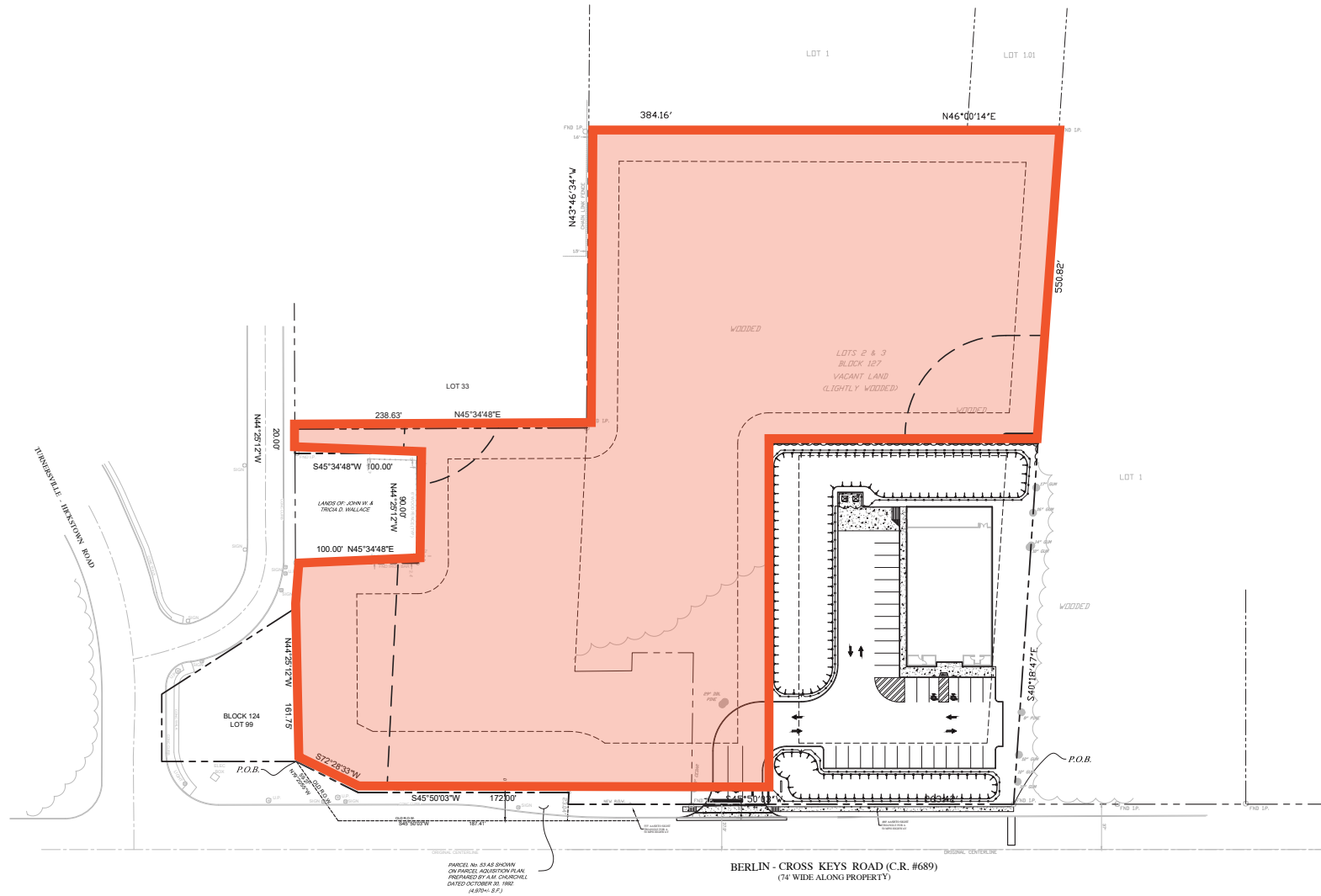


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# SITE PLAN



# CONCEPT PLAN

