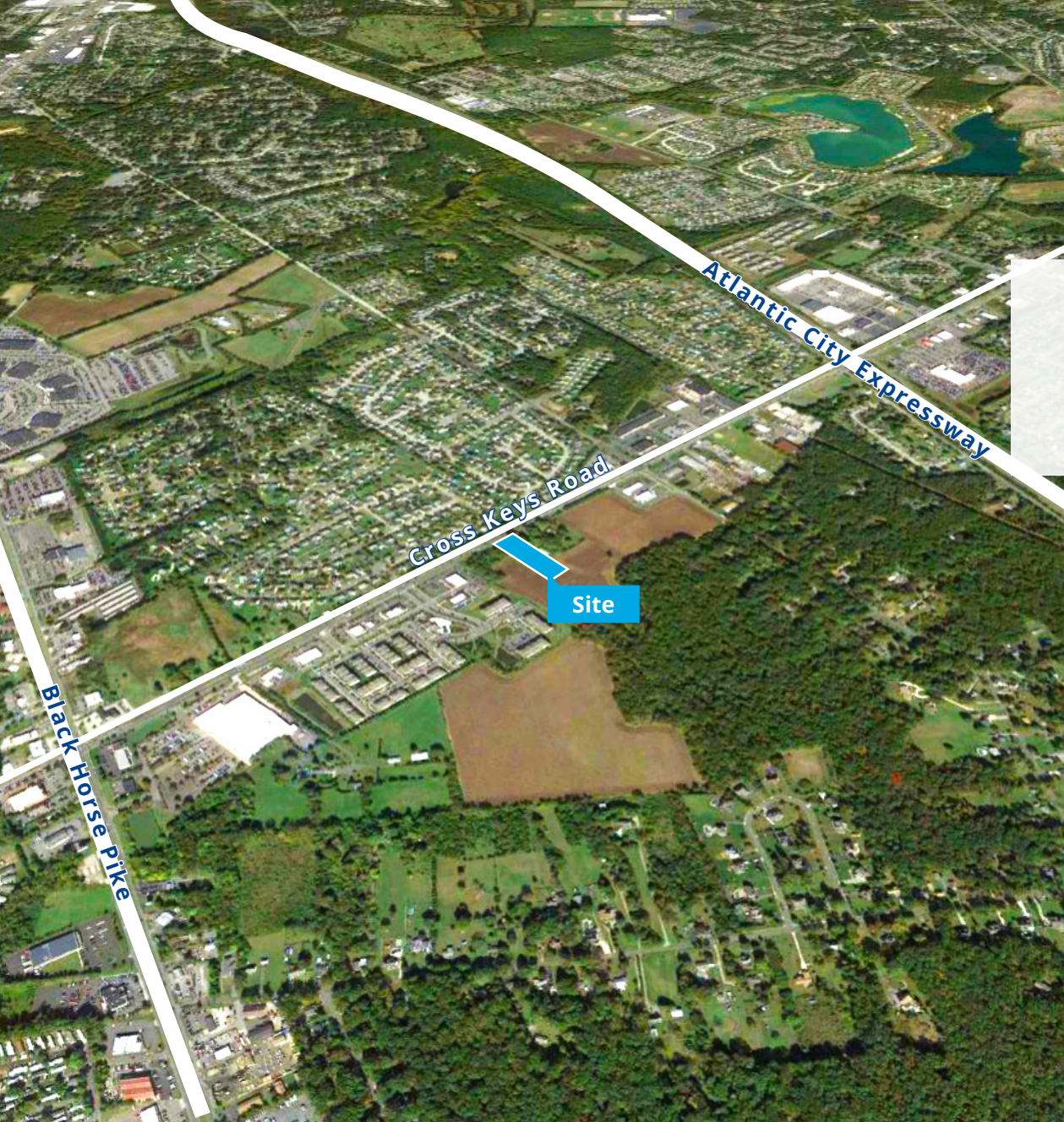


For Sale/Lease

460-470 Berlin Cross Keys Rd
Monroe Township
Sale Price: \$2M or Build to Suit

Property Highlights

- 4 Acres- Block 101 Lots 9 & 9.02
- Zoned Commercial
- Public Utilities
- Close proximity to The Black Horse Pike



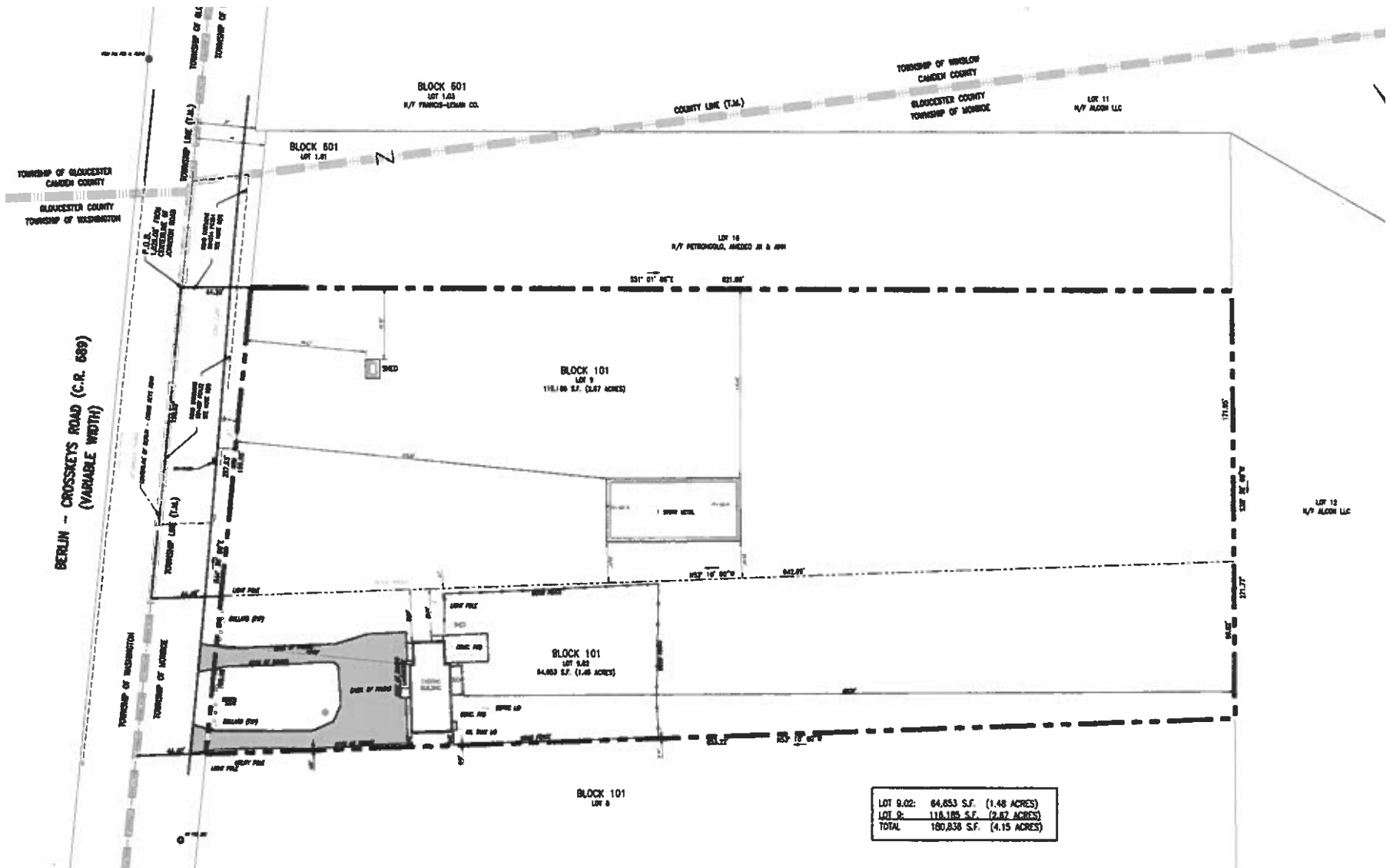
Tony DiDio SIOR
Senior Vice President
+1 609 820 5900
tony.didio@colliers.com



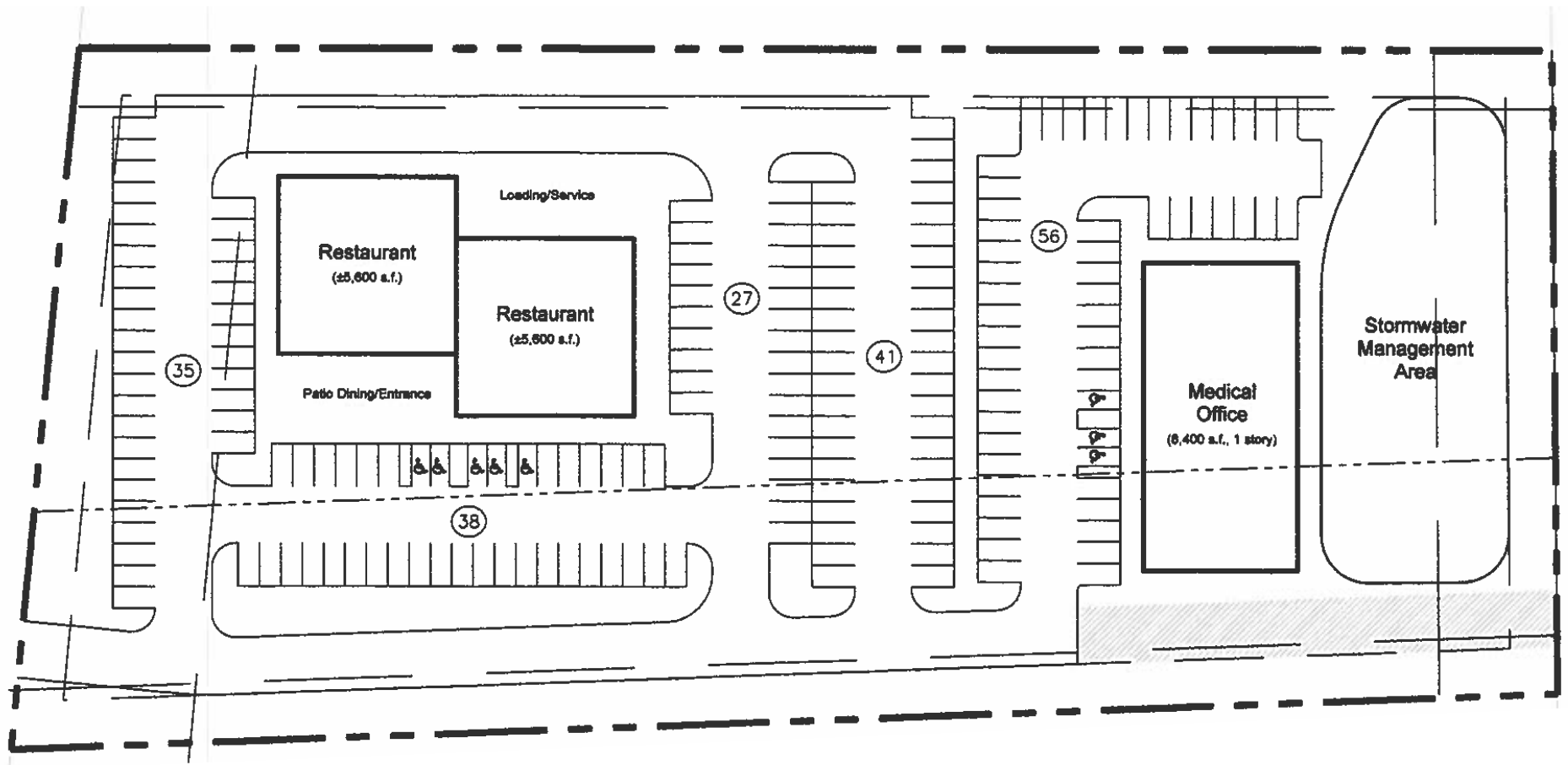
Accelerating success.

1317 Route 73, Suite 109
Mount Laurel, NJ 08054
P: +1 856 234 9300
colliers.com/philadelphia

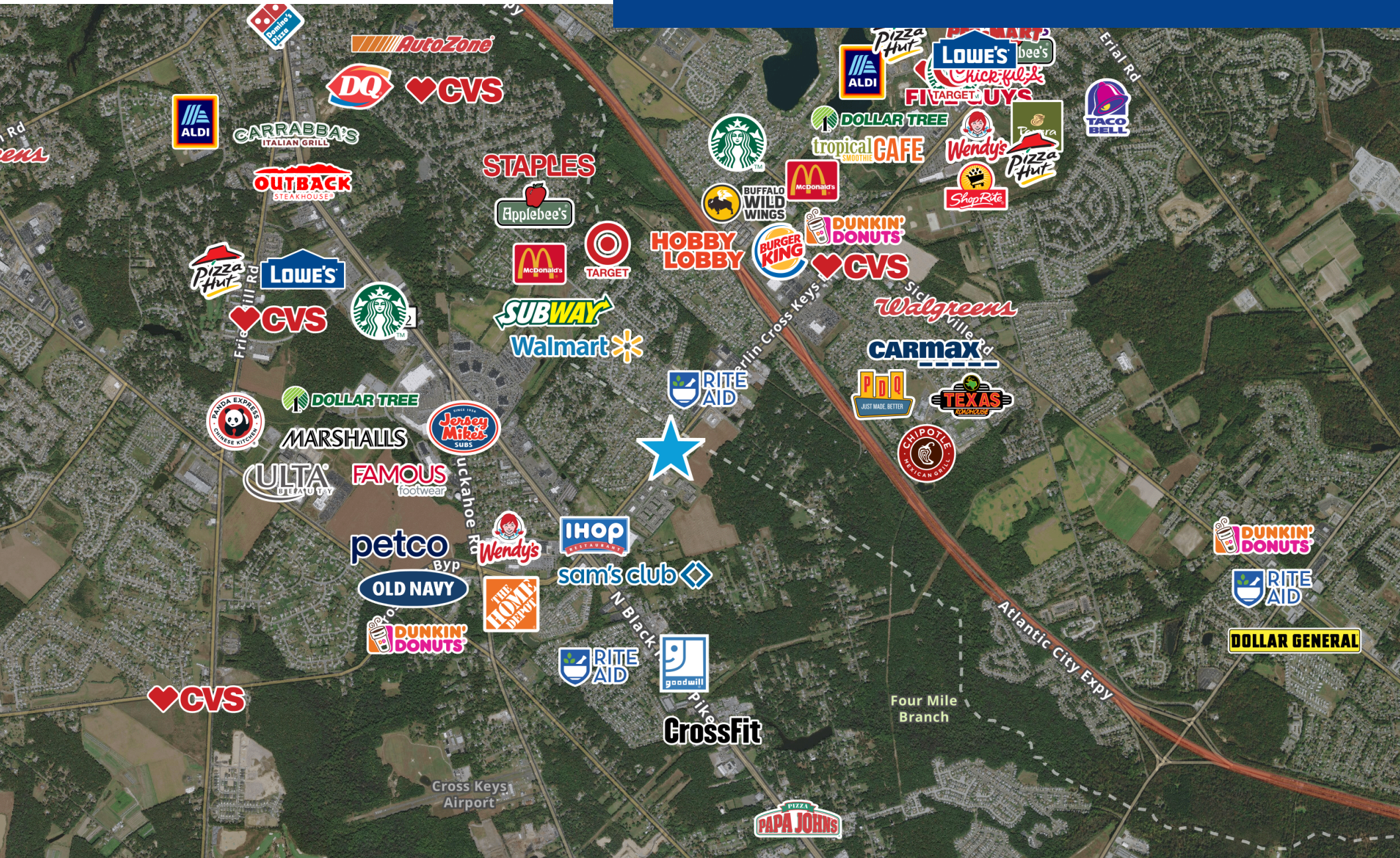
Site Plan



Conceptual Plan



Retail Locations



Demographics

Within 1 Mile



Population
7,202



Households
2,185



HH Income
\$123,542



Employees
2,080

Within 3 Miles



Population
58,042



Households
20,552



HH Income
\$106,475



Employees
15,772

Within 5 Miles



Population
153,360



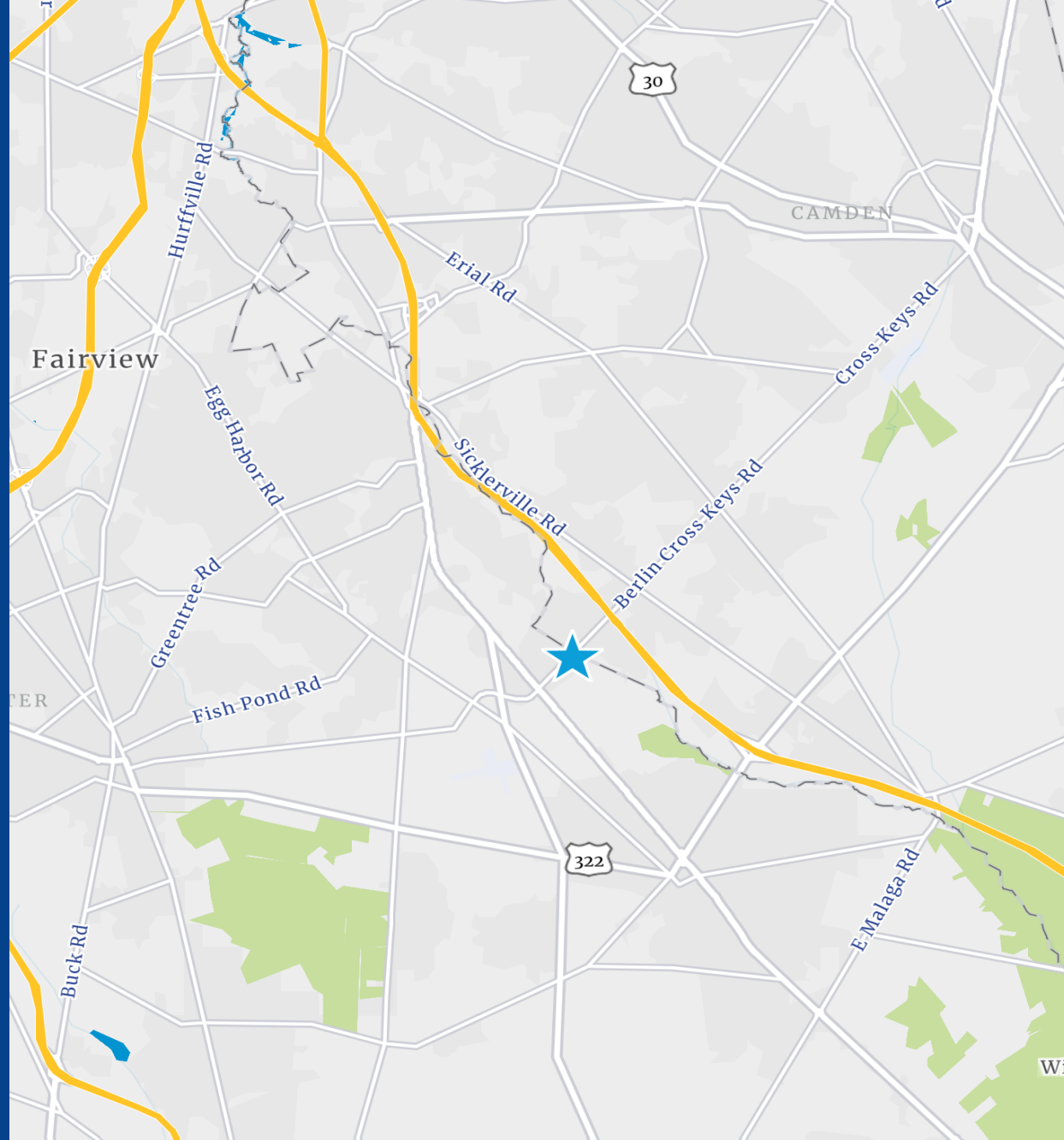
Households
56,349



HH Income
\$97,829



Employees
45,914



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