

**FOR
SALE
OR
LEASE**

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GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY
460 BERLIN-CROSS KEYS RD, WILLIAMSTOWN, NJ 08094



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OFFERING SUMMARY

Sale Price: \$2,000,000

Lease Rate: \$200,000/Year NNN

Size Available: +/- 4.15 AC

Zoning: Business Park District

Traffic: +/- 27,162 VPD



PROPERTY HIGHLIGHTS

+ +/- 4.15 AC of developable Land strategically positioned between the Atlantic City Expressway and Route 42 along the Berlin-Crosskeys Road corridor in Williamstown, NJ, offering exceptional regional accessibility and visibility.

+ Surrounded by dense residential neighborhoods with strong trade area demographics, supported by nearby co-tenants including Sam's Club, Lowe's, the Turnersville Auto Mall, multiple retail centers, and large medical facilities, providing an immediate and built-in consumer base.

+ Flexible deal structure available. Ownership is open to an outright sale, ground lease, or build-to-suit arrangement, making this an ideal opportunity for retail, medical office, quick-service restaurant, or mixed-use development in one of South Jersey's most active commercial submarkets.

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AMENITIES & DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	6,437	65,510	141,881
PROJECTED 2030	6,565	67,230	145,516

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	2,310	23,966	51,473
PROJECTED 2030	2,359	24,612	52,842

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$126,558	\$119,741	\$119,002
MEDIAN 2030	\$91,653	\$95,908	\$97,222

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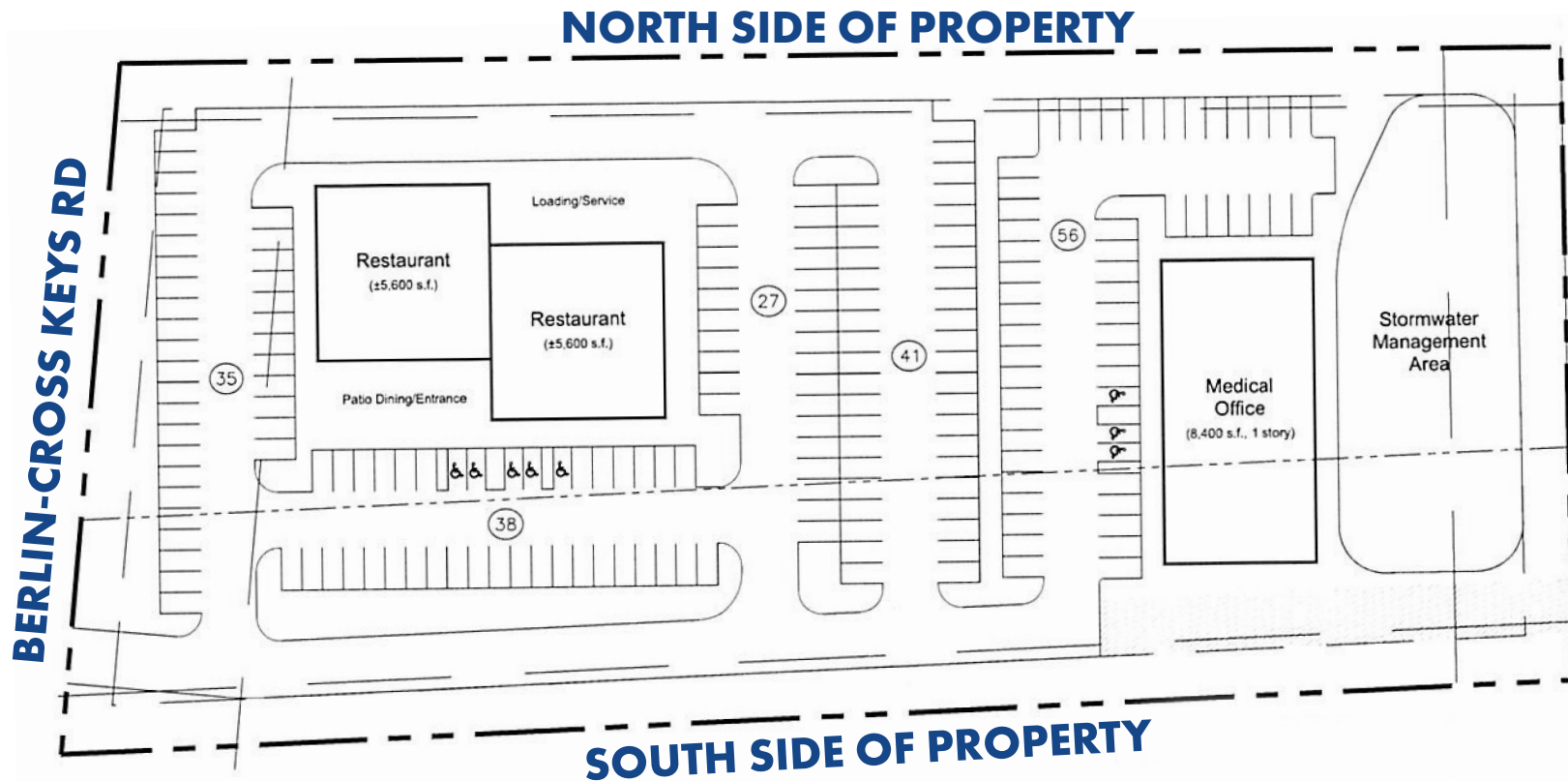
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CONCEPTUAL PLAN

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