

# 1 N WHITE HORSE PIKE

STRATFORD, NJ

★ US ★  
PETROLEUM

Regular cash

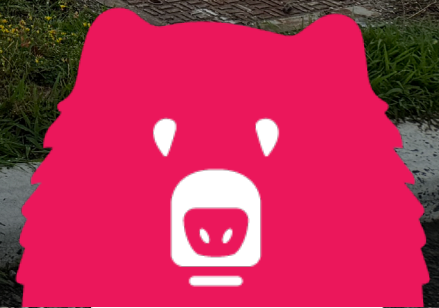
Regular credit

Full

FOR SALE  
CLEAN LOT  
NO TANKS  
856-912-2270

MSC

FOR SALE



# 1 N WHITE HORSE PIKE



## PROPERTY DETAILS

- ▶ Situated at a signalized intersection with four (4) means of ingress/egress
- ▶ Prime location on the White Horse Pike with prime exposure, access and signage
- ▶ Great location for a car wash, QSR, bank, retail or medical surrounded by dense residential neighborhoods, retail and commercial businesses
- ▶ Traffic Count 28,948 VPD
- ▶ Lot size 0.99 acres, Block 51, Lot 2; Zoning: Commercial; Taxes: 2024 \$18,417
- ▶ Frontage: 36' on Berlin Road and 42' on White Horse Pike

## DEMOGRAPHICS

### EST. POPULATION

1 mi **7,883**

3 mi **73,079**

5 mi **183,978**

### EST. MED HH INCOME

1 mi **\$147,204**

3 mi **\$139,919**

5 mi **\$129,208**

### EST. EMPLOYEES

1 mi **3,339**

3 mi **19,063**

5 mi **43,429**

### EST. HOUSEHOLDS

1 mi **\$147,204**

3 mi **\$139,919**

5 mi **\$129,208**

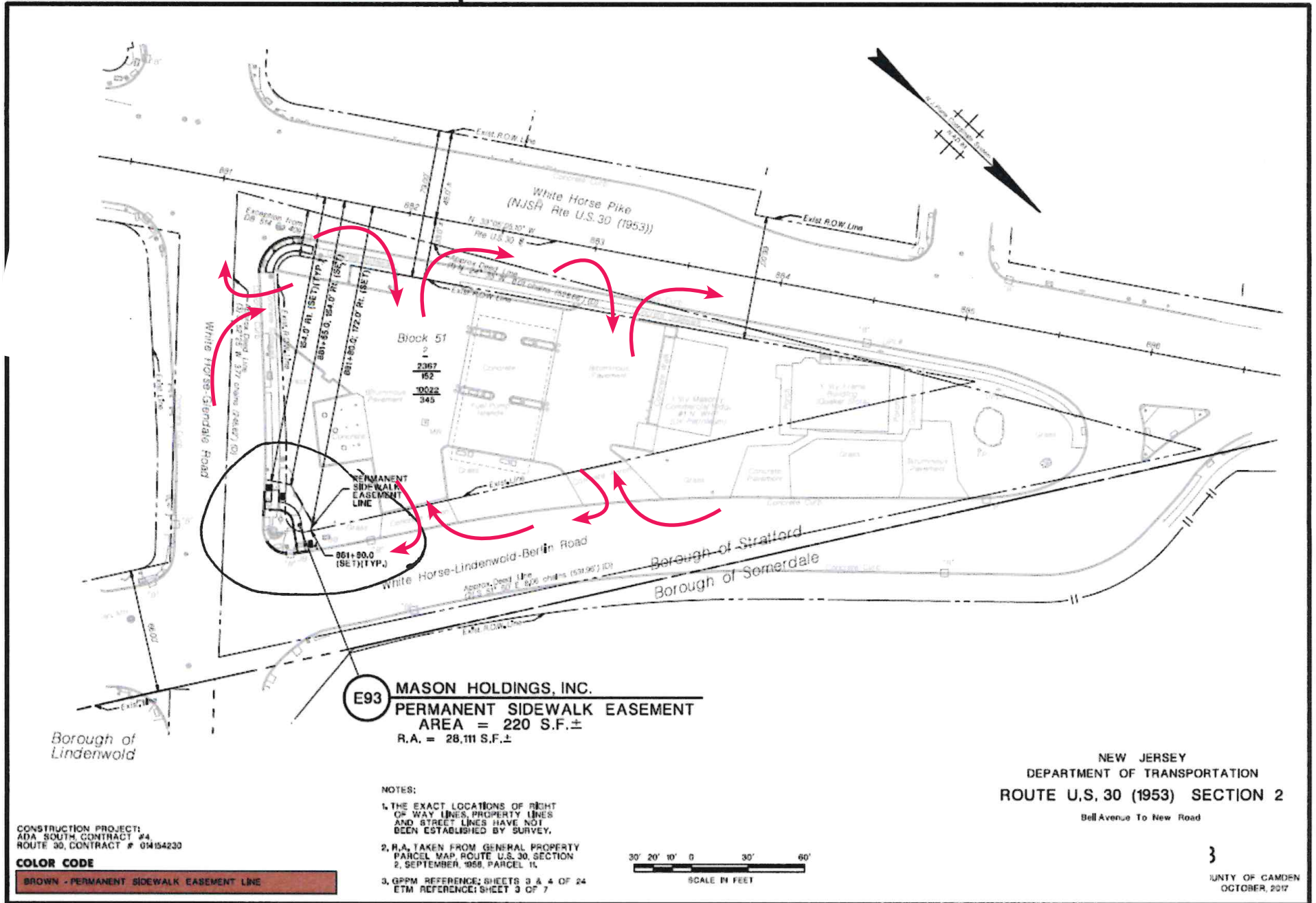
## JOIN THESE AREA TENANTS



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# CONCEPT PLAN



AERIAL



# MSC

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