




1100 BLACK HORSE PIKE

12th Ave

11th Ave

Black Horse Pike  20,269 AADT

1100 BLACK HORSE PIKE GLENDDORA NJ 08029

GLOUCESTER TOWNSHIP
0.42 - 0.70 ACRE PAD SITE AVAILABLE

PHIL VOUTSAKIS
(484) 326-1175
PHIL@WINIGPROPERTIES.COM

JASON WINIG
(215) 601-3800
JASON@WINIGPROPERTIES.COM



WINIG PROPERTIES

PROPERTY DETAILS

1100 BLACK HORSE PIKE



- Situated on Black Horse Pike (**20,269 AADT**) spanning 11th Ave to 12th Ave.
- Dense residential area surrounding location with a **population** of over **91,329** within **3 miles**.
- Close Proximity to NJ Turnpike, Route 42, I-676, I-295, Route 45, Route 55, and the White Horse Pike (Route 30)
- Over **200 feet of frontage** on Black Horse Pike with 3 existing curb cuts

JOIN THESE AREA TENANTS



Optum

DUNKIN'
DONUTS

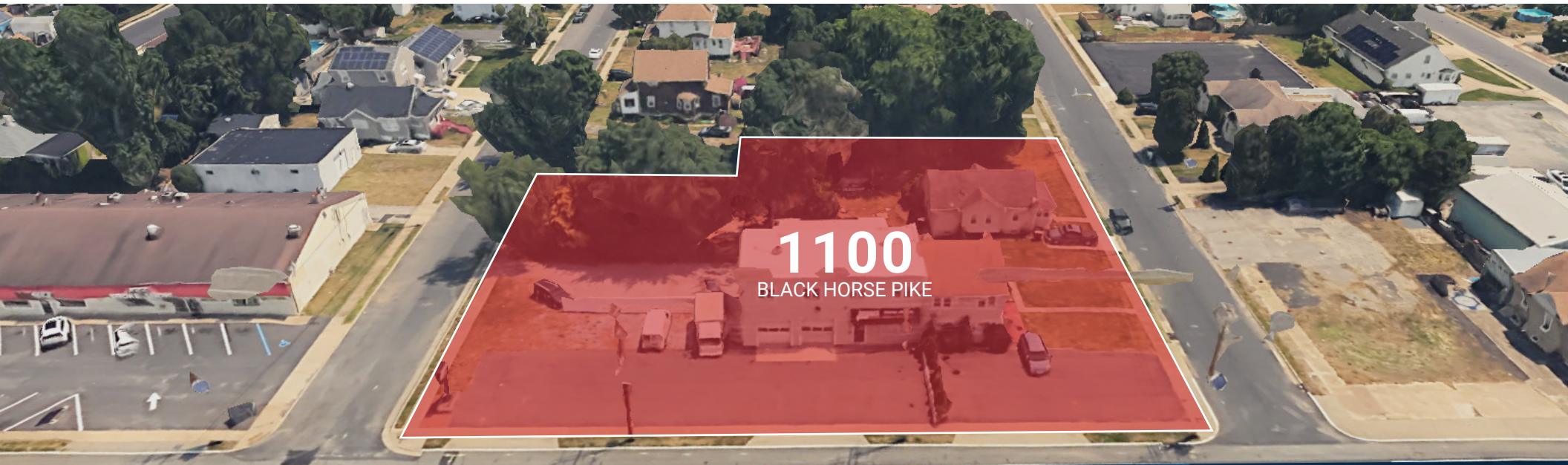
Advance
Auto Parts



WELLS
FARGO

DEMOGRAPHICS

EST. POPULATION	AVERAGE H. INCOME	NUMBER. OF H.H
1 mi: 11,797	1 mi: \$98,301	1 mi: 4,779
3 mi: 91,329	3 mi: \$112,738	3 mi: 37,422
5 mi: 264,975	5 mi: \$113,151	5 mi: 108,113



1100
BLACK HORSE PIKE

BLACK HORSE PIKE | 20,269 AADT

AERIAL MAP

1100 BLACK HORSE PIKE



WELLS FARGO



Black Horse Pike 20,269 ADT

Evesham Rd-16,719 AA



SUBJECT PROPERTY
1100 Black Horse Pike
Glendora
NJ 08029



AERIAL MAP

1100 BLACK HORSE PIKE



Walmart Supercentre **five BELOW** **Sam's CLUB**
Michaels **PET SMART**
T Mobile **Raymour & Flanigan** FURNITURE | MATTRESSES®
Panera BREAD **FIVE GUYS** BURGERS and FRIES **WING STOP**

NJ Tpke (Toll Road)

Clements Bridge Rd

Black Horse Pike-2-0-209 6 AD 1

Evesham Rd-16,719 AA



SUBJECT PROPERTY
1100 Black Horse Pike
Glendora
NJ 08029

TJ-maxx
Marshalls
OLLIE'S GOOD STUFF CHEAP
SALLY BEAUTY

Deptford Mall
JCPenney **macy's** **Boscov's**
DICK'S **Lids** **JD KAY** **H&M** JEWELERS
LOFT **HOLLISTER** **SEPHORA**
Bath & Body Works **T Mobile**

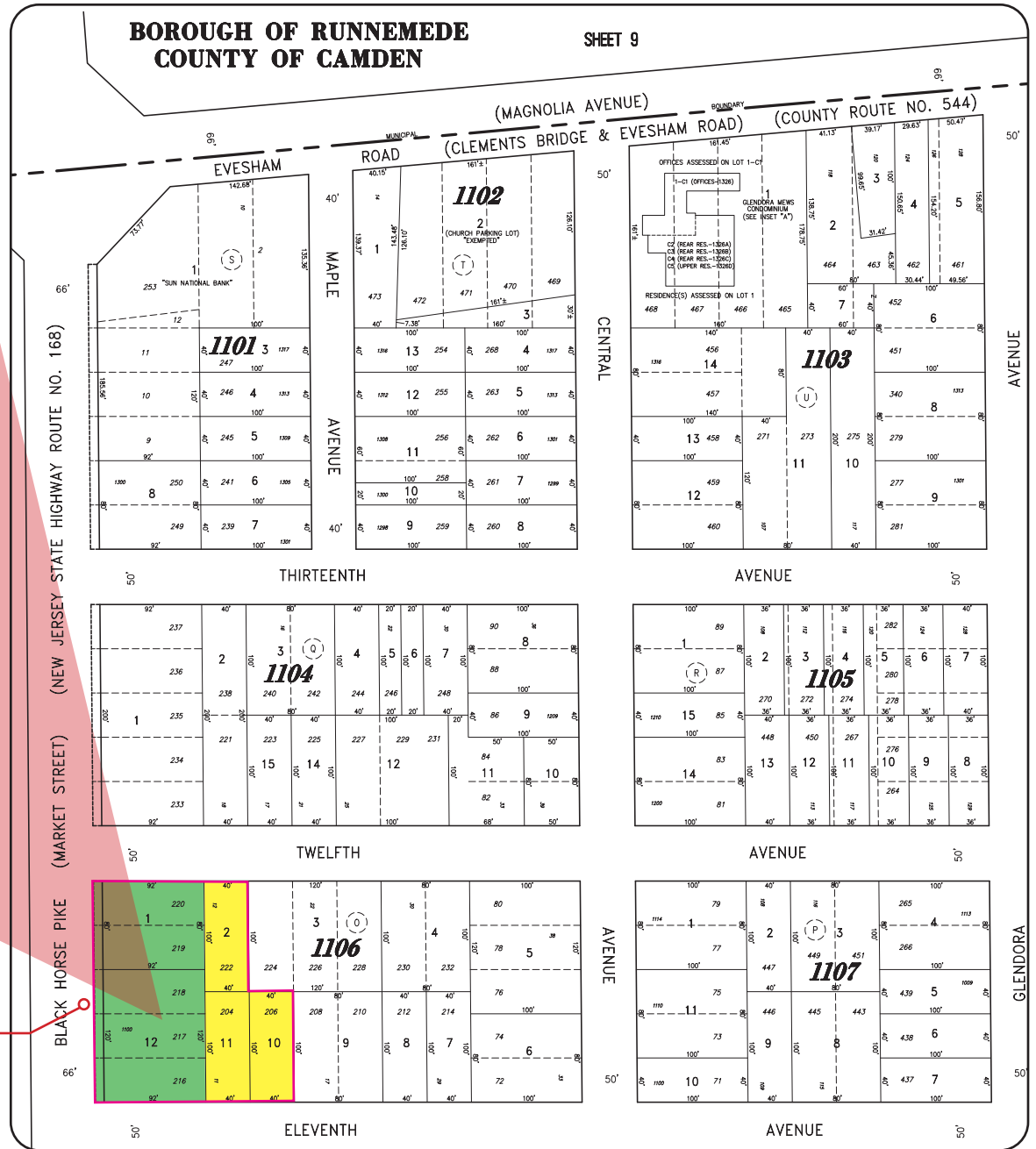
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
JO-ANN fabric and craft stores
FORMAN MILLS FIND IT. LOVE IT. OWN IT.
TACO BELL

HOBBY LOBBY **ROSS** DRESS FOR LESS **BARNES & NOBLE**
Burlington **HomeGoods**
M **OLD NAVY** **Party City**
Olive Garden **Red Lobster** **BOB'S DISCOUNT FURNITURE**



TAX MAP

1100 BLACK HORSE PIKE



- 0.42 ACRES | C-R ZONED
- 0.28 ACRES | R-4 ZONED

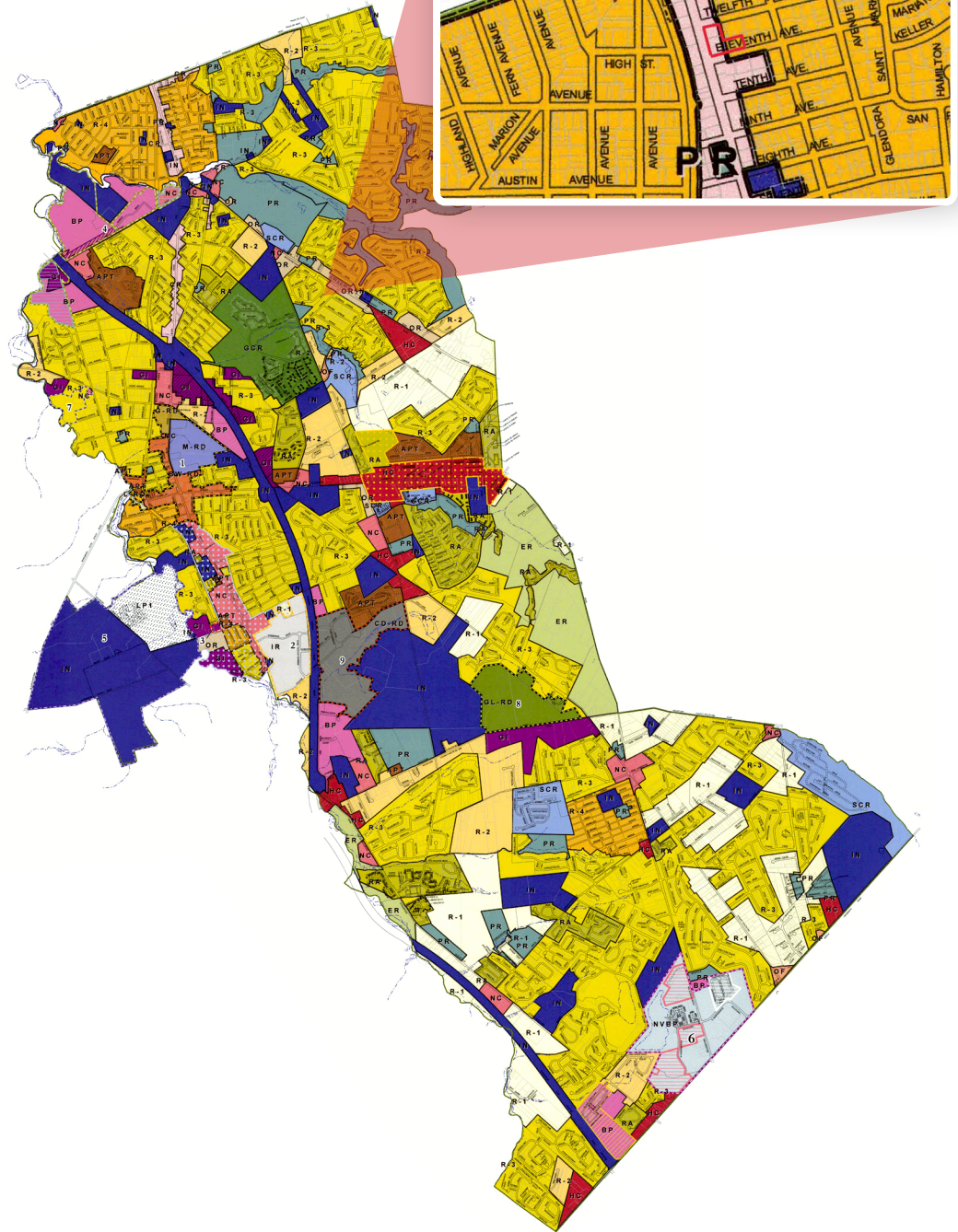
200' FRONTAGE

GLOUCESTER TOWNSHIP

1100 BLACK HORSE PIKE

C-R. (COMMERCIAL-RESIDENTIAL) PERMITTED USES:

1. Appliance, electronics sales and service shops, video and multi-media sales and rentals, recorded music and computer software sales.
2. Art or artisan studio, galleries, antique stores, and thrift shops.
3. Clothing and clothing accessory stores, dry cleaning and tailoring services.
4. Bank and financial institutions, excluding drive-thru facilities.
5. Funeral homes.
6. Professional offices, excluding medical and dental practitioners.
7. Grocery, bakery, ice cream, convenience, drug, liquor, and dry goods stores; card, gift and flower shops, excluding drive-thru facilities.
8. Hardware, paint, plumbing, and electrical supply stores, but not to include lumberyards, home centers or masonry supply stores.
9. Lighting, carpet, and furniture stores.
10. Musical instrument stores.
11. Restaurants, luncheonettes and coffee shops, excepting fast-food restaurants and drive-thru facilities.
12. Single family detached, single family semi-detached and duplex dwellings.
13. Parks and playgrounds.
14. Municipal use.





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Exclusively Marketed By: **Impact** REALTY - SAW CUTTING
877-433-5633

WINIG PROPERTIES

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