

FOR LEASE/SALE

460-470 Berlin-Cross Keys Road Williamstown, NJ

**Versatile ±4-Acre Land Zoned
for Commercial Use**

REDUCED ASKING PRICE

\$1,750,000

- ±4 Acres (Block 101, Lots 9 & 9.02)
- Located between the AC Expressway and Route 42
- Zoned for Commercial Use and suitable for various business types
- Public Utilities Available: Water, Sewer & Electric
- 198' Frontage on Berlin Cross Keys Road with 26,212 AADT (TrafficMetrix®)
- Convenient Proximity to Philadelphia
- Located in a Growing Market with Strong Development Potential



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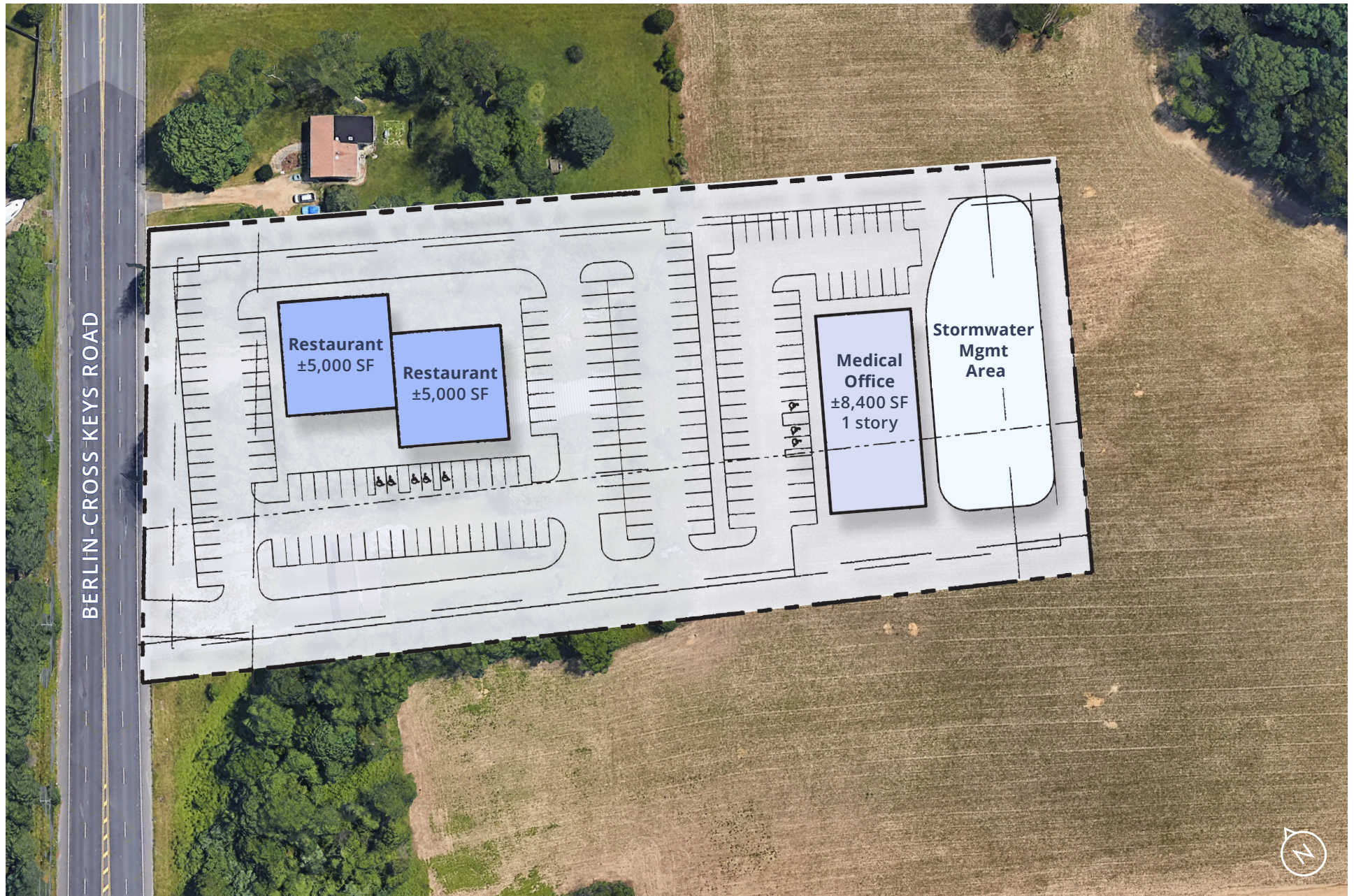
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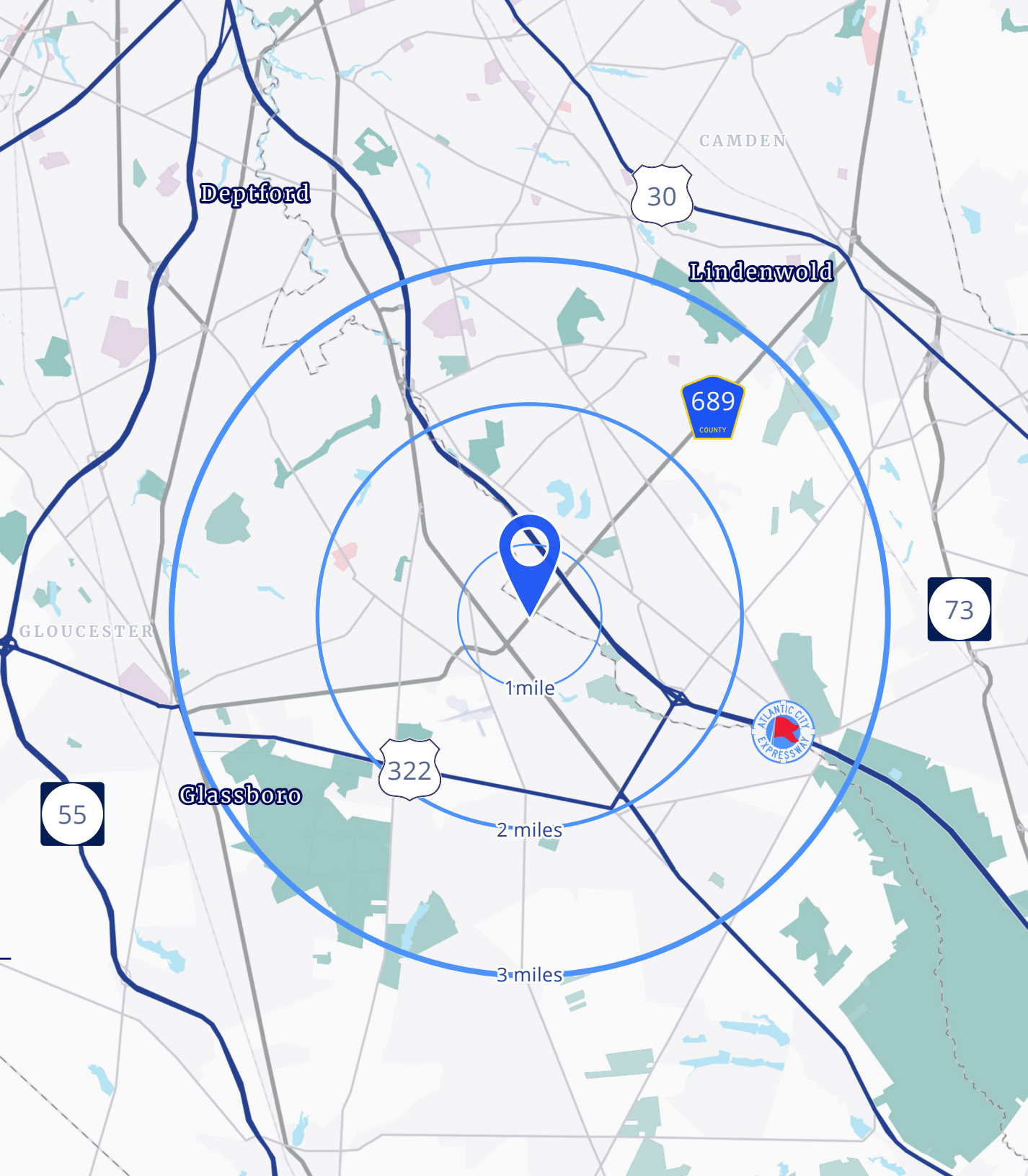


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Concept Plan





Demographics

Within 1 Mile



Population
6,381



Households
2,292



HH Income
\$135,195



Employees
5,405

Within 3 Miles



Population
65,255



Households
24,518



HH Income
\$120,829



Employees
21,384

Within 5 Miles



Population
140,635



Households
51,834



HH Income
\$119,832



Employees
42,796

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For leasing, contact:

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