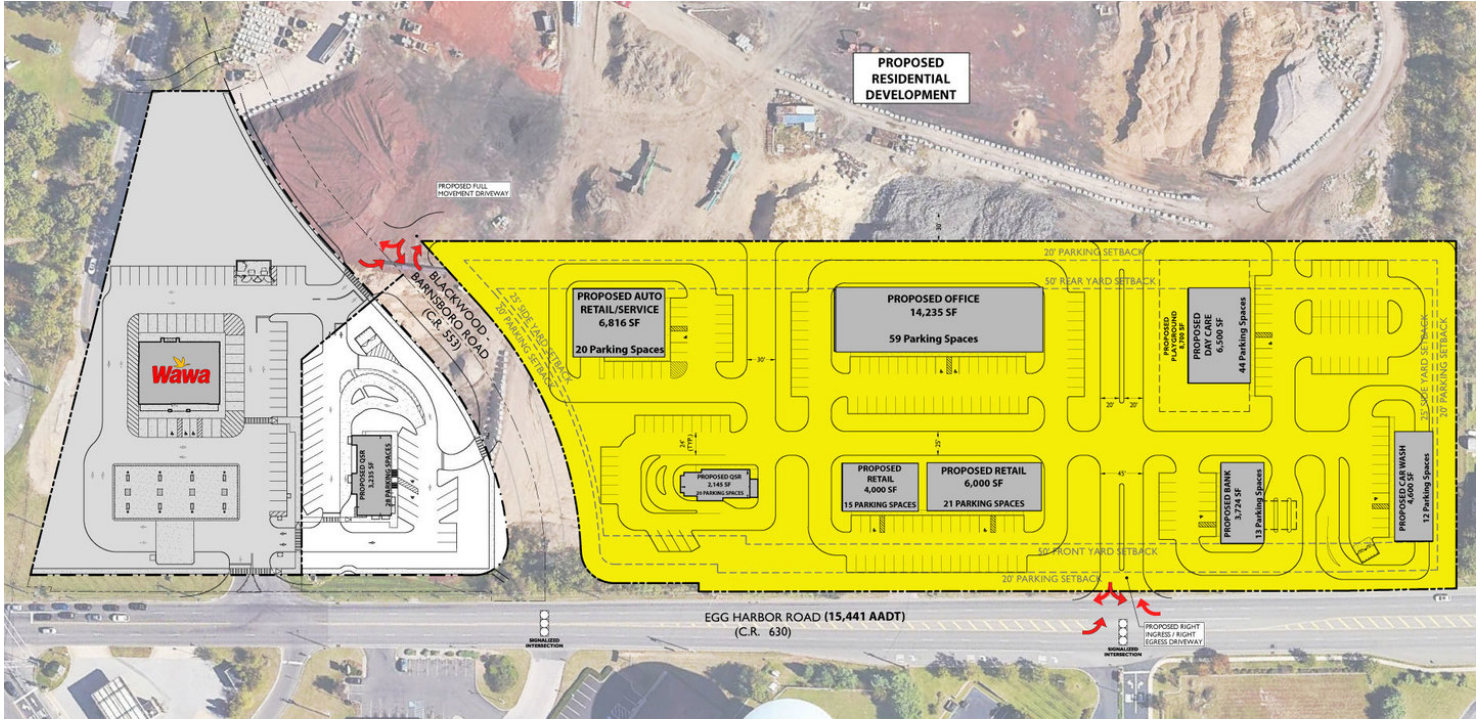


# 9 Acre Commercial Development at 5 Points Intersection

Blackwood Barnsboro Rd & Egg Harbor Rd, Washington Twp, (Gloucester County), NJ 08080



## OFFERING SUMMARY

Available SF:	+/- 2,145 - 60,000 SF
Lease Rate/Sale Price:	Available Upon Request
Lot Size:	9.0 Acres

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,288	48,168	175,219
Average HHI	\$118,300	\$109,464	\$99,132
Employees	1,955	21,525	71,269
Total Businesses	192	2,031	7,056

## LOCATION OVERVIEW

Located at N.E corner of signalized intersection of Barnsboro Blackwood and Egg Harbor Roads. Just off the Delsea Drive Automotive corridor and Exit 56A of Rt 55 (flowing north to Philadelphia and south to the NJ shore points). Direct access to Washington Township, Glassboro, Mantua, Deptford and more. Only 18 Miles to Philadelphia, PA and minutes to Deptford Mall & Jefferson Washington Twp Hospital.

## HIGHLIGHTS

- **Potential tax abatement for qualified users!**
- Build-able or build to suit pad sites for lease or sale
- Adjacent to new Wawa Convenience Store with gas
- Highly visible for retail, restaurant or medical/office users
- Be part of the newest growth area in Washington Township
- Traffic Count: Egg Harbor Rd 15,441 AADT



**ARROW**

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901  
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004  
 610.400.3018 | ArrowRealEstateServices.com



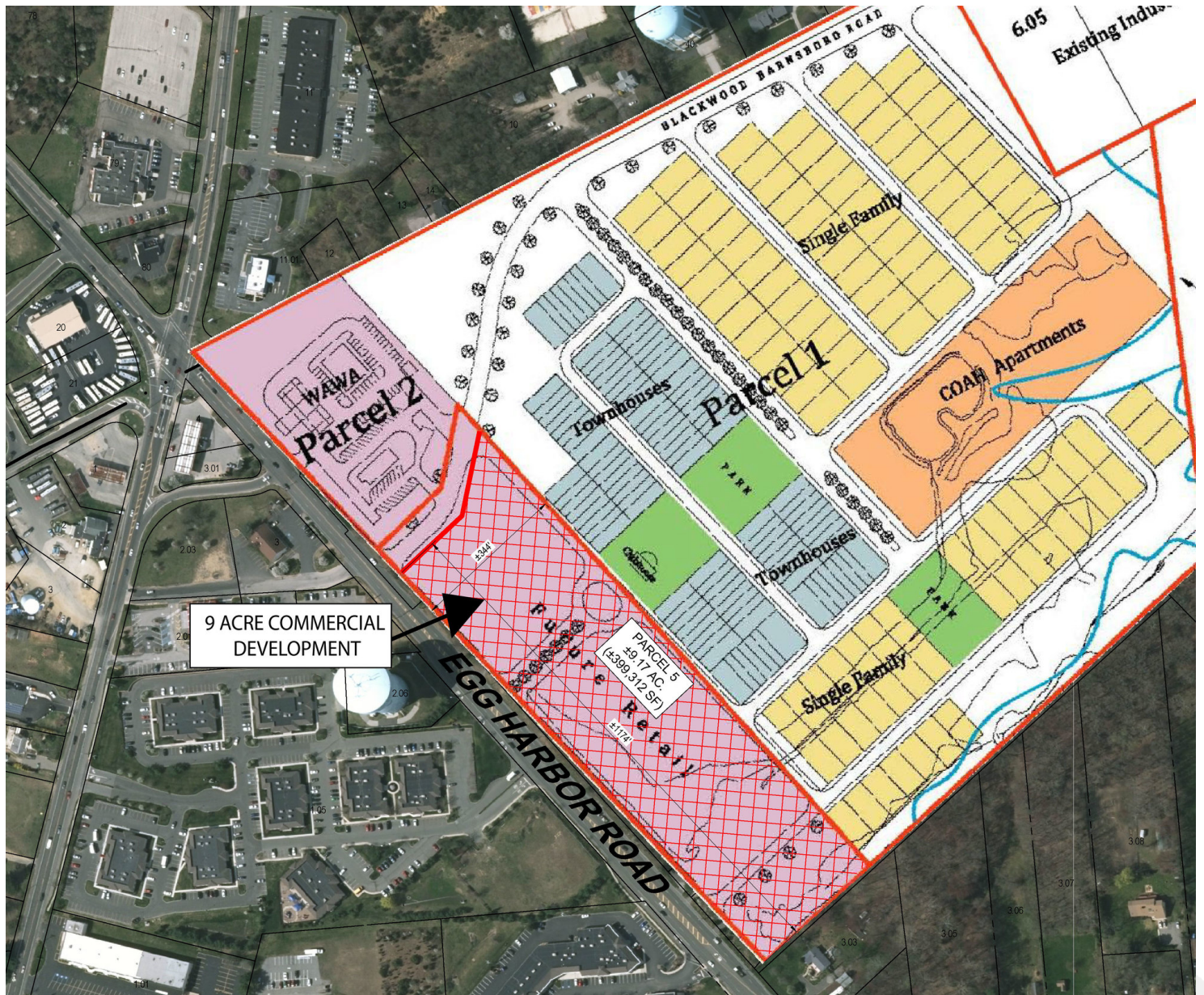
**TAMMY RATTACASA** **RUSS MENK**

856.392.3735 609.471.7893

TammyR@arrowcre.com RussM@arrowcre.com

# 9 Acre Commercial Development at 5 Points Intersection

Blackwood Barnsboro Rd & Egg Harbor Rd, Washington Twp, (Gloucester County), NJ 08080



**ARROW**

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901  
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004  
610.400.3018 | ArrowRealEstateServices.com



**TAMMY RATTACASA** **RUSS MENK**

856.392.3735 609.471.7893

TammyR@arrowcre.com RussM@arrowcre.com

# 9 Acre Commercial Development at 5 Points Intersection

Blackwood Barnsboro Rd & Egg Harbor Rd, Washington Twp, (Gloucester County), NJ 08080



**ARROW**

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901  
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004  
610.400.3018 | ArrowRealEstateServices.com



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

**TAMMY RATTACASA** **RUSS MENK**

856.392.3735 609.471.7893

TammyR@arrowcre.com RussM@arrowcre.com