

Potential for 1 to 4 pad sites - TRAFFIC LIGHT



Comments:

- **PRIME LOCATION – Black Horse Pike Corridor**
- **Preliminary approvals. Seller will seek final approvals Subject to desired plan**
- **Traffic light Intersection of Black Horse Pike and Spruce.**
- **Block to block frontage – Spruce Avenue to Fork Road**
- **Customizable**
- **Ample Parking Onsite**
- **Prominent Signage on Black Horse Pike**
- **Near AC Expressway (exit 9) and Garden State Expressway (Exit 37). On public transit route**

Asking Price: \$3,200,000.00

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609-646-1919.

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Excellent Access to all Major Routes and Highways

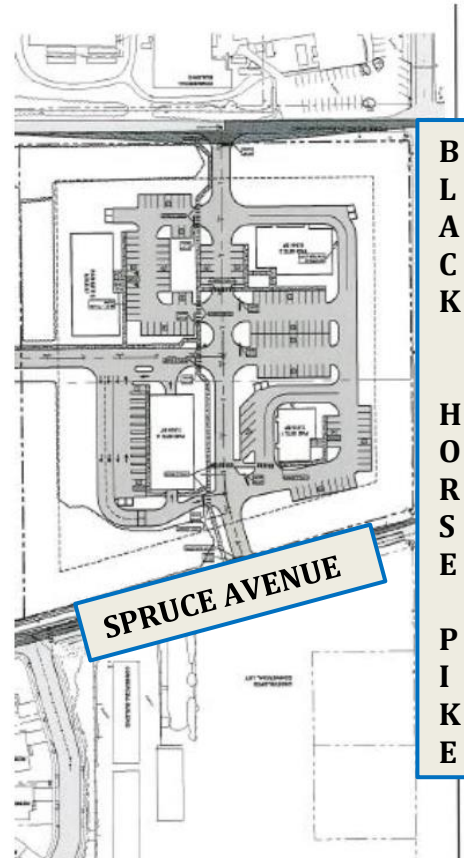
Commercial Portion



4 building concept only



Traffic Light



**Black Horse Pike at Ubel
Traffic Count
29,021 (2018)
Source NJDOT**

Up to 25,000+/- sf possible

The site is 7+/- acres - for commercial purposes only

500+ Feet of frontage on Black Horse Pike

**Fully signalized intersection of Black Horse Pike and Spruce Avenue
FULL TURN CAPABILITY**