

MOUNT EPHRAIM, NJ

2 BLACK HORSE PIKE

±0.62 ACRES AVAILABLE FOR SALE OR LAND LEASE

PHILADELPHIA MSA

HIGH VISIBILITY SIGNALIZED CORNER OF BLACK HORSE PIKE AND KINGS HIGHWAY



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get in touch.

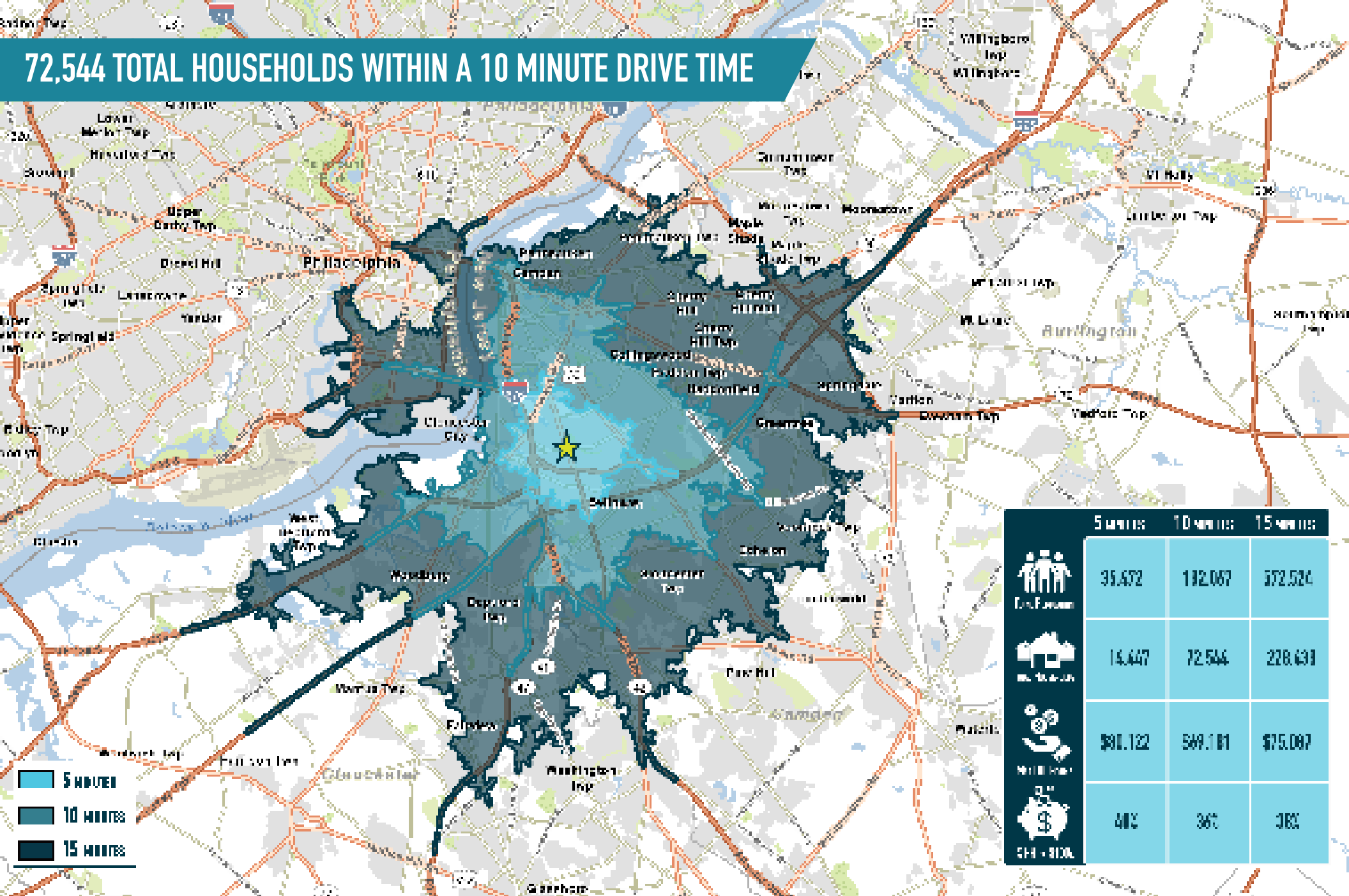
MARK GERLACH

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72,544 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	5 minutes	10 minutes	15 minutes
Pop. Forecast	35,472	112,067	372,524
No. of Househ.	14,647	72,544	228,431
Mill. Rev.	\$81.122	\$69.101	\$75.087
\$/H • \$/Sq.	40%	36%	38%

■ 5 MINUTES
■ 10 MINUTES
■ 15 MINUTES

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2 BLACK HORSE PIKE



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DENSELY POPULATED SUBURBAN AREA



2-MILES

SITE

FORMER



CVS
pharmacy

Walgreens

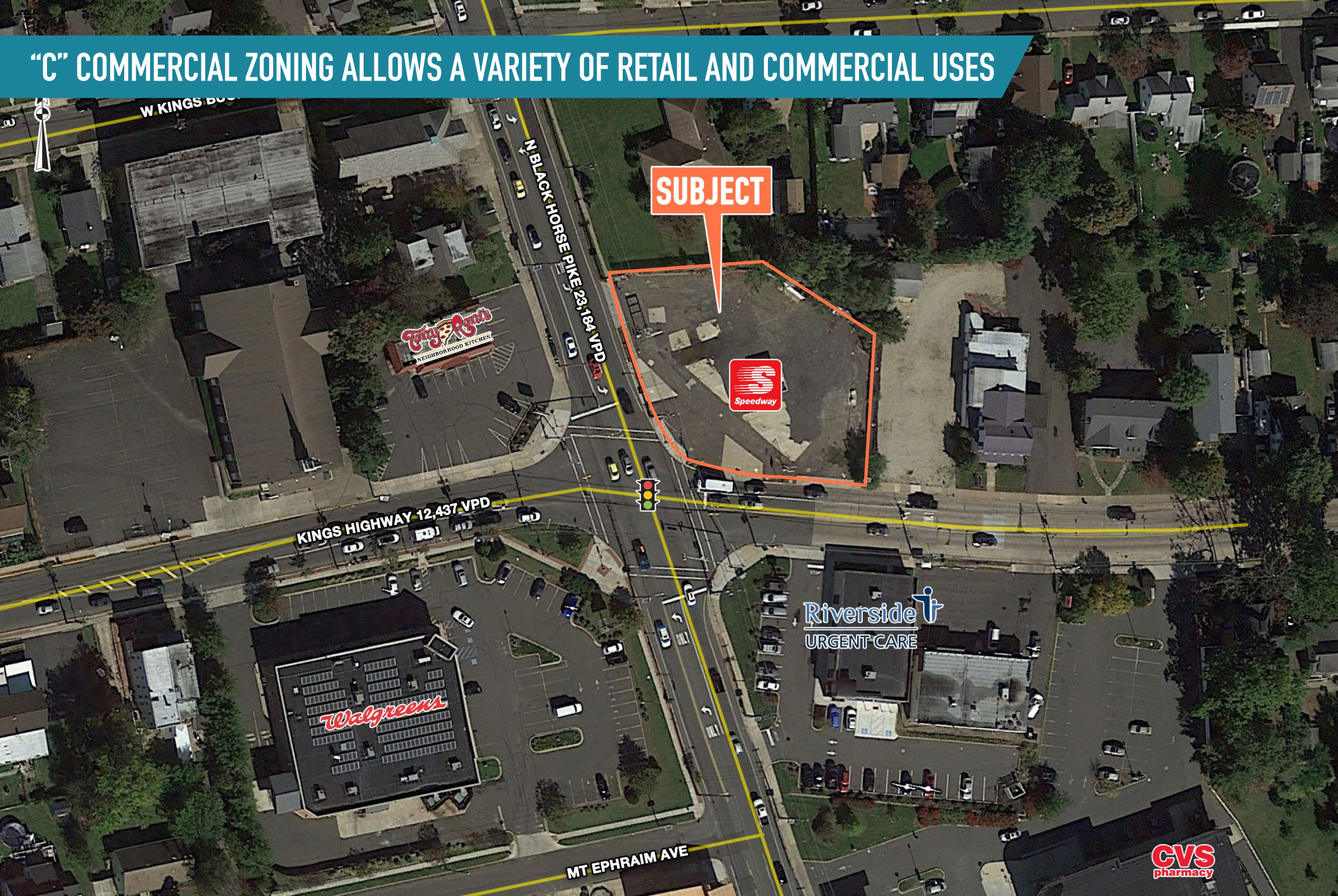
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"C" COMMERCIAL ZONING ALLOWS A VARIETY OF RETAIL AND COMMERCIAL USES



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