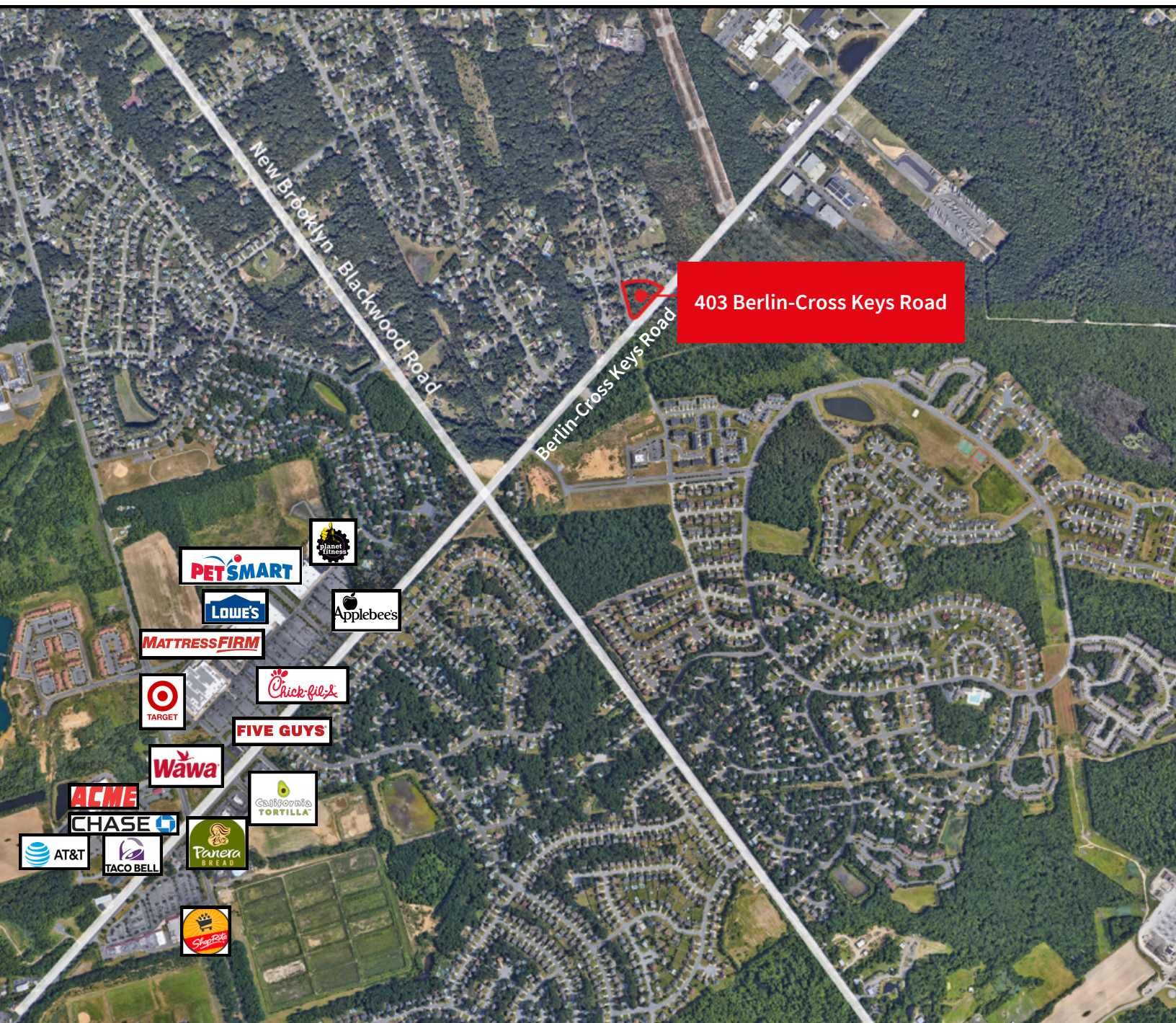


# For Sale

403 Berlin Cross Keys Road  
Sicklerville, NJ

Excellent visibility to Berlin-Cross Keys Road at a signalized intersection

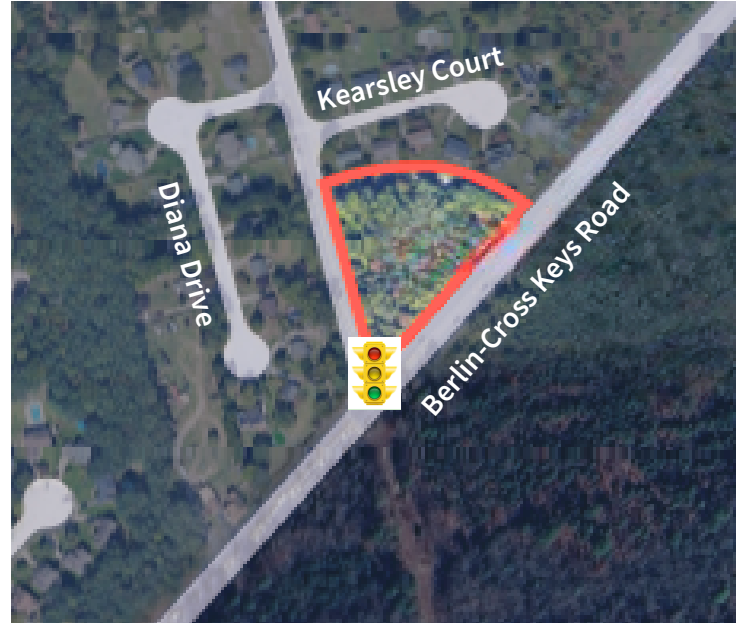




## 403 Berlin - Cross Keys Road Sicklerville, NJ

Traffic Count (2022) - 23,256

- Size: 1.52 acres
- Location: Corner of Berlin-Cross Keys Road and Kearsley Avenue with traffic signal
- Zoning: (OF) Office District (Gloucester Township).
- Frontage: 373 feet of Berlin - Cross Road and 286 feet on Kearsley Avenue
- Use: Perfect property for business and professional uses, medical, child-care, adult day care or similar uses.
- Block and Lot: Block 18101, Lot 32



Population	1 mile	3 miles	5 miles
2020 Population	7,529	53,066	164,969
2024 Population	7,412	52,658	164,370

Income	1 mile	3 miles	5 miles
Est. Average HH income	\$116,733	\$109,369	\$101,595
Median Household Income	\$95,478	\$93,304	\$80,393

Rick Widerman  
Executive Vice President  
Rick.Widerman@JLL.com  
+1 215 880 3266

Dan Close  
Senior Vice President  
Dan.Close@JLL.com  
+1 609 705 3134

Jones Lang LaSalle Brokerage, Inc.  
220 Lake Drive East, Suite 102  
Cherry Hill, NJ 08002  
+1 856 324 5300