

# 1390 BLACKWOOD-CLEMENTON ROAD

## CLEMENTON, NJ 08021



EXCLUSIVELY  
REPRESENTED BY  
THE FLYNN COMPANY



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The  
Flynn  
Company

## AVAILABLE FOR SALE

# LAND & BUILDING

### PROPERTY HIGHLIGHTS

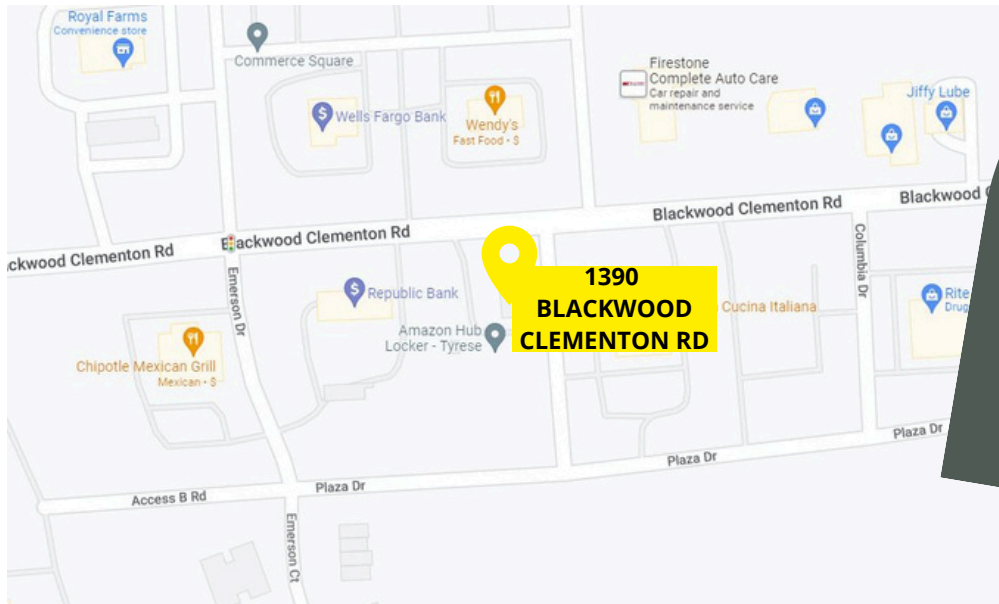
- **Land Size:** .90 Acres
- **Building Size:** 1,918 SF
- **Block:** 13302
- **Lot:** 2
- **Zoning:** HC
- **Listed Price:** \$875,000
- **Taxes 2023:** \$16,676.90
- **Located:** Directly off of the Atlantic City Expressway, I-295, and minutes from PA bridges
- **Traffic:** light less than 500 feet from property
- **Daily Vehicle Count:** 23,970 (through Blackwood-Clementon Road & Emerson Drive intersection)
- **Parking:** Ample spots on lot
- **Additional:** 130 ft. of frontage off Blackwood - Clementon Road

AREA DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,820	36,192	82,736
AVERAGE HOUSEHOLD INCOME	\$63,106	\$74,688	\$82,473
POPULATION (CURRENT)	16,436	92,631	216,621

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## LOCATION



## PERMITTED USES

- The purpose of the Highway Commercial (HC) district is to provide for the development of the commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality.
- In the HC district, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:



**Retail Sales and Services**  
Building Supplies and Equipment



**Personal Sales and Services**  
Building Supplies and Equipment



**Office Use**  
Medical and other professions, real estate, insurance agency, financial services, Drive-through facilities, messenger or telegraph services, call centers and general administrative offices.



**Public, Civil & Institutional**  
Transit Station, Utilities, Wireless Facility



**Government and Utility Offices**  
Post office or other public / semipublic offices. No maintenance yards or vehicle servicing facilities



**Eating Establishments**  
Restaurants, lunch counters, delicatessens, tearooms, cafes, and coffee shops, excepting fast-food restaurants and associated drive-thru facilities



**Outdoor Recreation**  
No Go-cart, motorcycle or other motorized conveyances.



**Indoor Recreation**  
Leisure facilities

### FOR MORE INFORMATION:

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