



**FOR
SALE**



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VERSATILE LAND OPPORTUNITY FOR SALE
10 WHITE HORSE RD W, VOORHEES TOWNSHIP, NJ 08043



DISCLAIMER

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OFFERING SUMMARY

Price: As Is - \$495,000

Built-To-Suit: TBD

Size Available: +/- 37,635 SF, 0.864 AC

Zoning: B - Business

Parking: TBD

Signage: N/A

Taxes: \$5,482.50



PROPERTY HIGHLIGHTS

+ Approximately 37,635 SF or 0.864 Acres of developable land offers exceptional flexibility for a variety of concepts. With two road frontages and dual access points, the property supports efficient ingress and egress, ideal for high-traffic uses. Strong development ideas include a drive-thru location, car wash, or other retail building with ample parking. Concept plans highlight the versatility of the site, making it suitable for both single-tenant and multi-tenant configurations.

+ The property is being offered as an outright sale or delivered as a built-to-suit solution, creating an opportunity for investors and operators alike. Located in a thriving commercial corridor with steady traffic counts and strong neighboring businesses, this property is positioned for long-term success. Its strategic location and adaptable design make it a prime candidate for businesses seeking visibility, convenience, and growth potential.

+ 10 W White Horse Rd offers premium connectivity in Voorhees, NJ. Just minutes from the Lindenwold PATCO station, this site provides easy access to major thoroughfares including White Horse Pike, NJ Turnpike, I-295, and Route 73. Its position at a signalized intersection ensures excellent visibility and traffic flow, while proximity to popular destinations like a newly constructed Wawa across the street, Walmart Supercenter, AMC Voorhees 16, Dunkin' Donuts, and Eastern Regional High School enhances consumer draw.

+ Conceptual drawings available upon request.

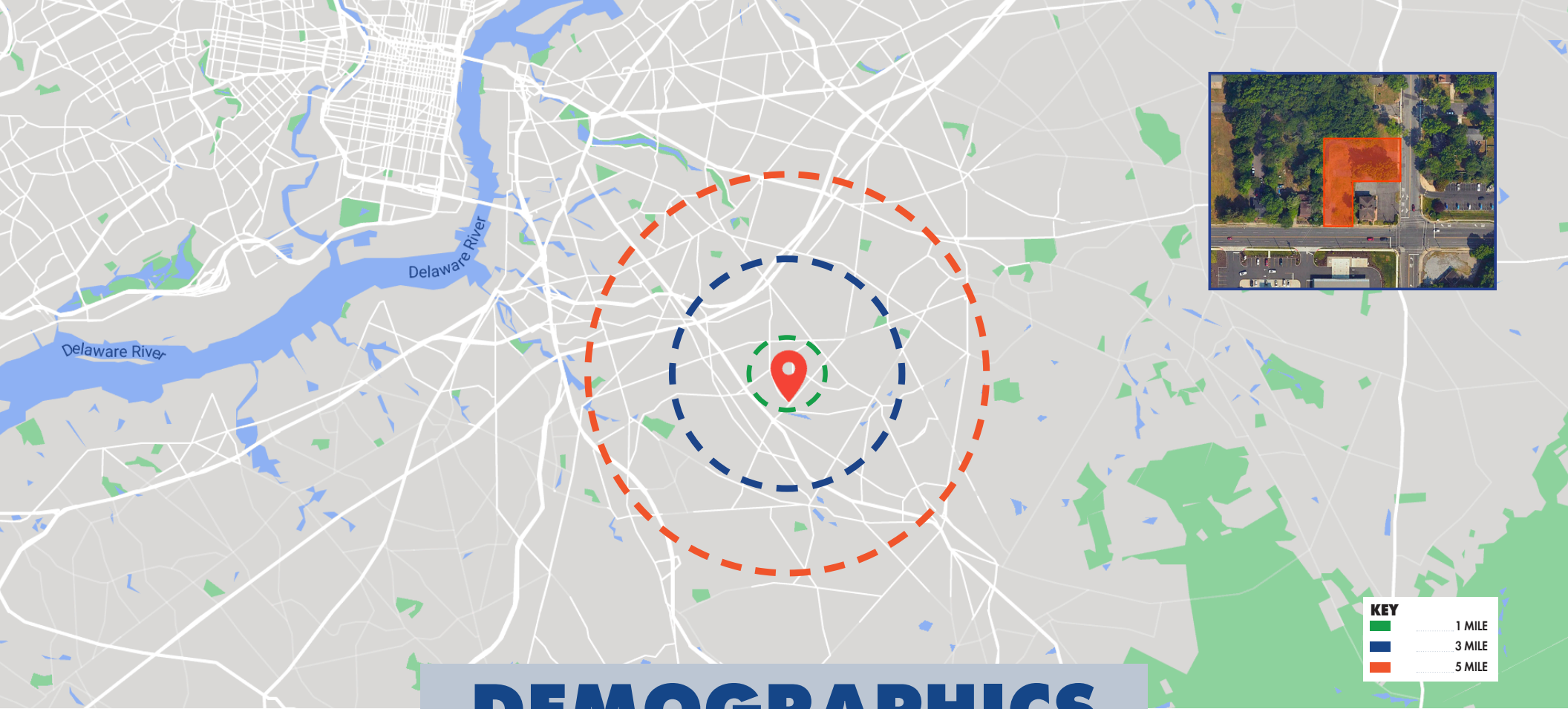


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KEY	
■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	12,026	93,040	232,398
PROJECTED 2029	12,015	92,318	230,958

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	5,525	37,044	91,147
PROJECTED 2029	5,509	36,741	90,570

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$91,032	\$105,914	\$117,891
MEDIAN 2029	\$69,028	\$79,380	\$93,008

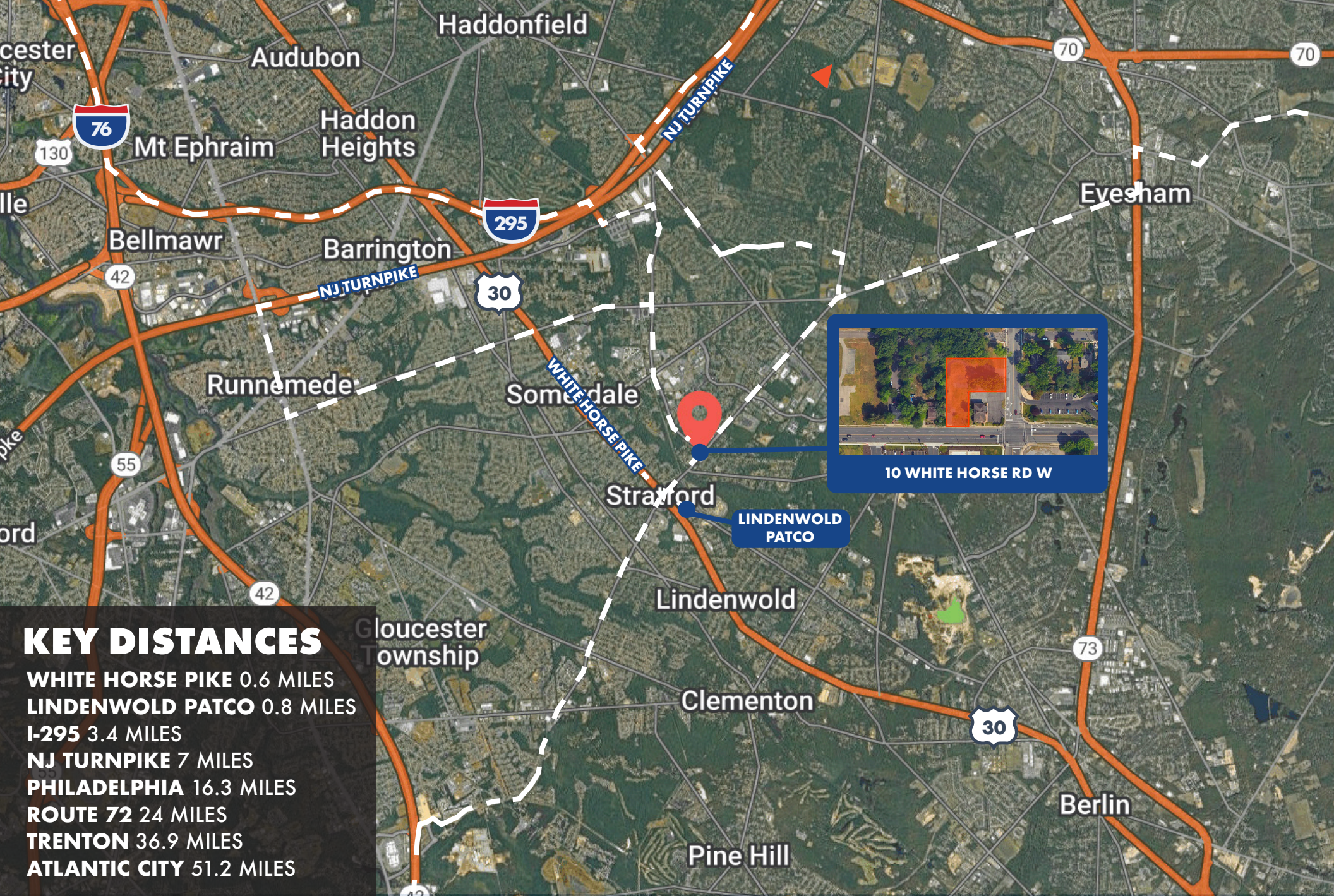


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KEY DISTANCES

- WHITE HORSE PIKE 0.6 MILES
- LINDENWOLD PATCO 0.8 MILES
- I-295 3.4 MILES
- NJ TURNPIKE 7 MILES
- PHILADELPHIA 16.3 MILES
- ROUTE 72 24 MILES
- TRENTON 36.9 MILES
- ATLANTIC CITY 51.2 MILES



10 WHITE HORSE RD W

LINDENWOLD PATCO

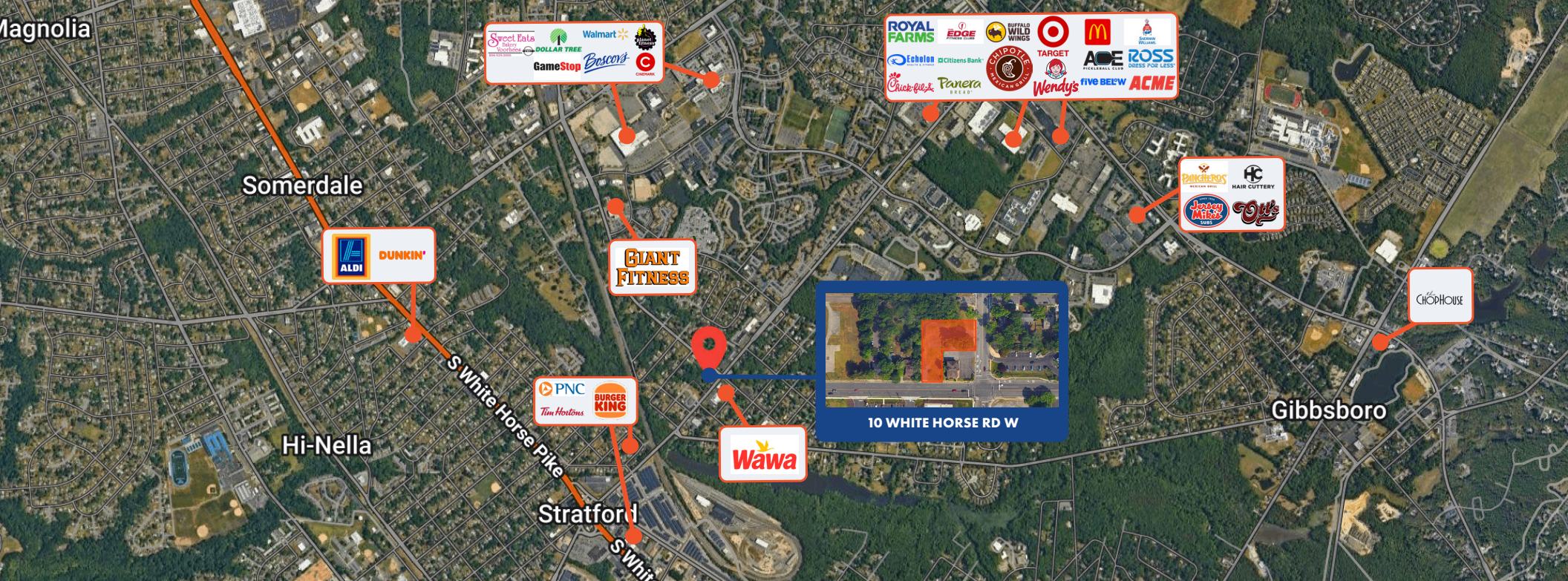


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NEARBY AMENITIES

DINING

- Wawa
- Burger King
- Tim Hortons
- Wendy's
- Buffalo Wild Wings
- Panera Bread
- Chick-fil-A

- Chipotle Mexican Grill
- McDonald's
- Pancheros Mexican Grill
- Jersey Mike's Subs
- Dunkin'
- The ChopHouse
- Ott's

RETAIL/GROCERY

- Boscov's
- Giant Fitness
- ALDI
- Echelon Health & Fitness
- Royal Fams
- PNC Bank
- Sweet Eats Bakery

- Citizens Bank
- The Edge Fitness Club
- Ace Pickleball Club
- Sherwin-Williams Paint Store
- Five Below
- Target
- Ross Dress for Less

- ACME Markets
- Hair Cuttery
- Walmart
- GameStop
- Cinemark Somerdale
- Planet Fitness
- Dollar Tree



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