

# DEVELOPMENT OPPORTUNITY | FOR SALE OR LEASE

Blackwood-Clementon Rd. & Spring Garden St. | Lindenwold, New Jersey 08021 | Camden County

**LEGEND**

**PROPERTIES INC.**

**COMMERCIAL REAL ESTATE**

**1.67 ACRES**

**339'**

**1,402 VPD**

**Spring Garden St.**

**Blackwood-Clementon Rd.**

**SALE/LEASE | Blackwood-Clementon Rd. & Spring Garden St**

**1.67 ACRES**

**Spring Garden St.  
1,402 VPD**

**Blackwood-Clementon Rd.  
23,850 VPD**

**1.67 ACRE  
Parcel Size**

**IMMEDIATE  
Availability**

**SALE/RENT  
Upon Request**

## PROPERTY INFORMATION

- 1.67 acre corner property with 339' frontage
- Zoned B-1 • Annual taxes \$3,685 (2014)
- Ideal for commercial Use, Retail, Automotive, Medical/Dental, Restaurant & Daycare
- Located in densely populated trade area
- Strong traffic counts - 23,642 VPD on Blackwood Clementon Road

Demographics	1 Mile	3 Miles	5 Miles
Population	14,763	94,510	215,413
Average HH Income	\$92,018	\$99,120	\$116,926
Total Businesses	262	2,247	6,906
Number of Employees	1,846	18,729	64,946
Traffic Counts	Blackwood-Clementon Rd.: 23,850 VPD Spring Garden St.: 1,402 VPD		

\*Data Source: Sites USA REGIS™ 2023

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 X203  
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 030525



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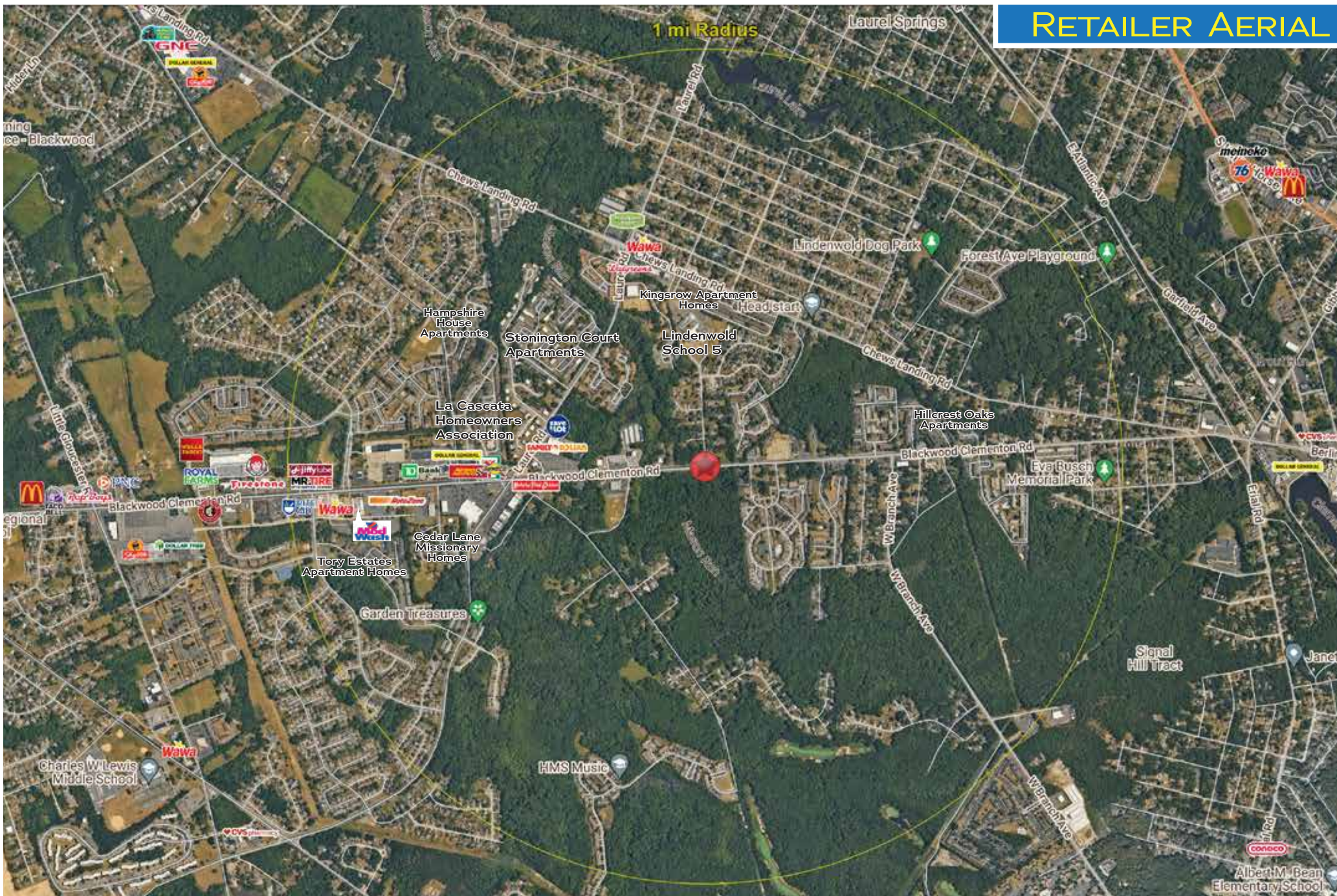
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## RETAILER AERIAL



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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	14,763	94,510	215,413
Projected Population (2029)	14,787	95,534	219,115
Projected Annual Growth (2024 to 2029)	0.15%	0.2%	0.3%

### Households & Growth

Households	6,387	38,409	84,821
Projected HH (2029)	6,423	38,916	86,717
HH Growth with Children (2024 to 2029)	26.7%	28.7%	29.7%

### Income

Average HH Income (Est. 2024)	\$92,018	\$99,120	\$116,926
Median HH Income (2024)	\$69,697	\$80,499	\$94,569

### Daytime Population

Total Businesses (2024)	262	2,247	6,906
Number of Employees (2024)	1,846	18,729	64,946

### Education

High School Graduate	35.1%	32.7%	30.9%
Some College	23.4%	19.9%	18.5%
Bachelor Degree	18.7%	20.5%	23.1%
Graduate	9.4%	9.7%	12.2%

Traffic Counts: Blackwood-Clementon Rd.: 23,850 VPD  
Spring Garden St.: 1,402 VPD

Data Source: Sites USA REGIS™ 2025

## KEY DEMO DATA & MAP

