



FLEX SPACE AVAILABLE FOR LEASE

109 NORTH BLACK HORSE PIKE

BLACKWOOD, NJ 08012

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www.VantageRES.com

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OFFERING SUMMARY

 **SF AVAILABLE**
+/- 16,491 SF

 **ASKING LEASE RATE**
\$11/SF NNN

 **SIGNAGE**
Monument

 **PARKING**
+/- 215 spaces



AREA HIGHLIGHTS

- ✓ Flex space available for lease with three overheads doors and plenty of onsite parking. Conveniently located on the Black Horse Pike minutes from Route 42, I-295 and the Atlantic City Expressway
- ✓ Located in the Blackwood West District (BWD) created to promote the revitalization of the Blackwood Commercial District. Permitted use are a mix of commercial, institutional and residential. Additional zoning details are available
- ✓ There are also individual office suites available for lease



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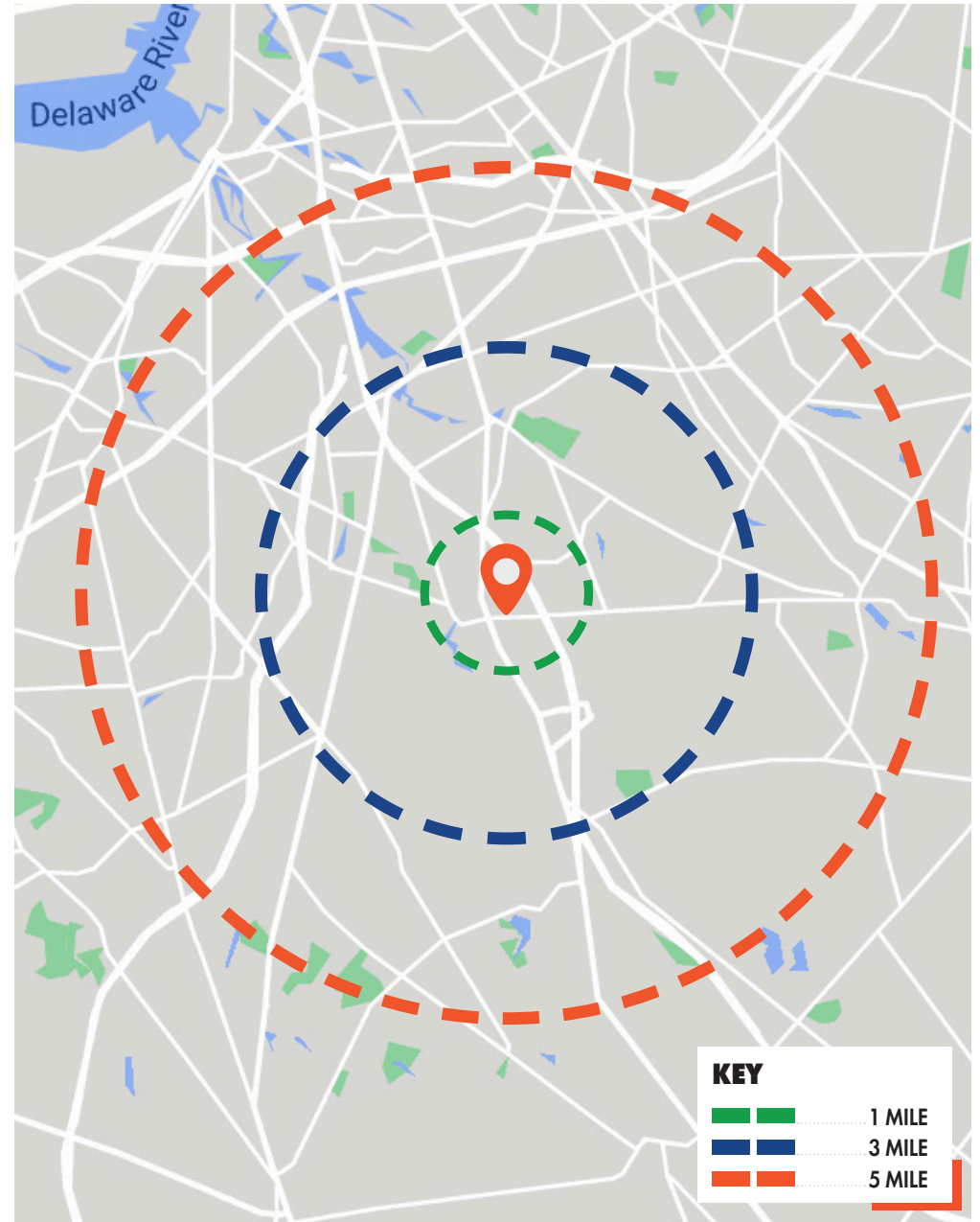
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	9,694	67,915	209,166
2027 POPULATION PROJECTION	9,597	68,175	210,303

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	3,831	25,937	81,012
2027 HOUSEHOLD PROJECTION	3,787	26,035	81,488

INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$186,201	\$210,769	\$199,480
MEDIAN HOUSEHOLD INCOME	\$67,349	\$76,989	\$75,769



KEY DISTANCES

GLOUCESTER OUTLETS
2 MILES

DEPTFORD MALL
3 MILES

AC EXPRESSWAY
4.2 MILES

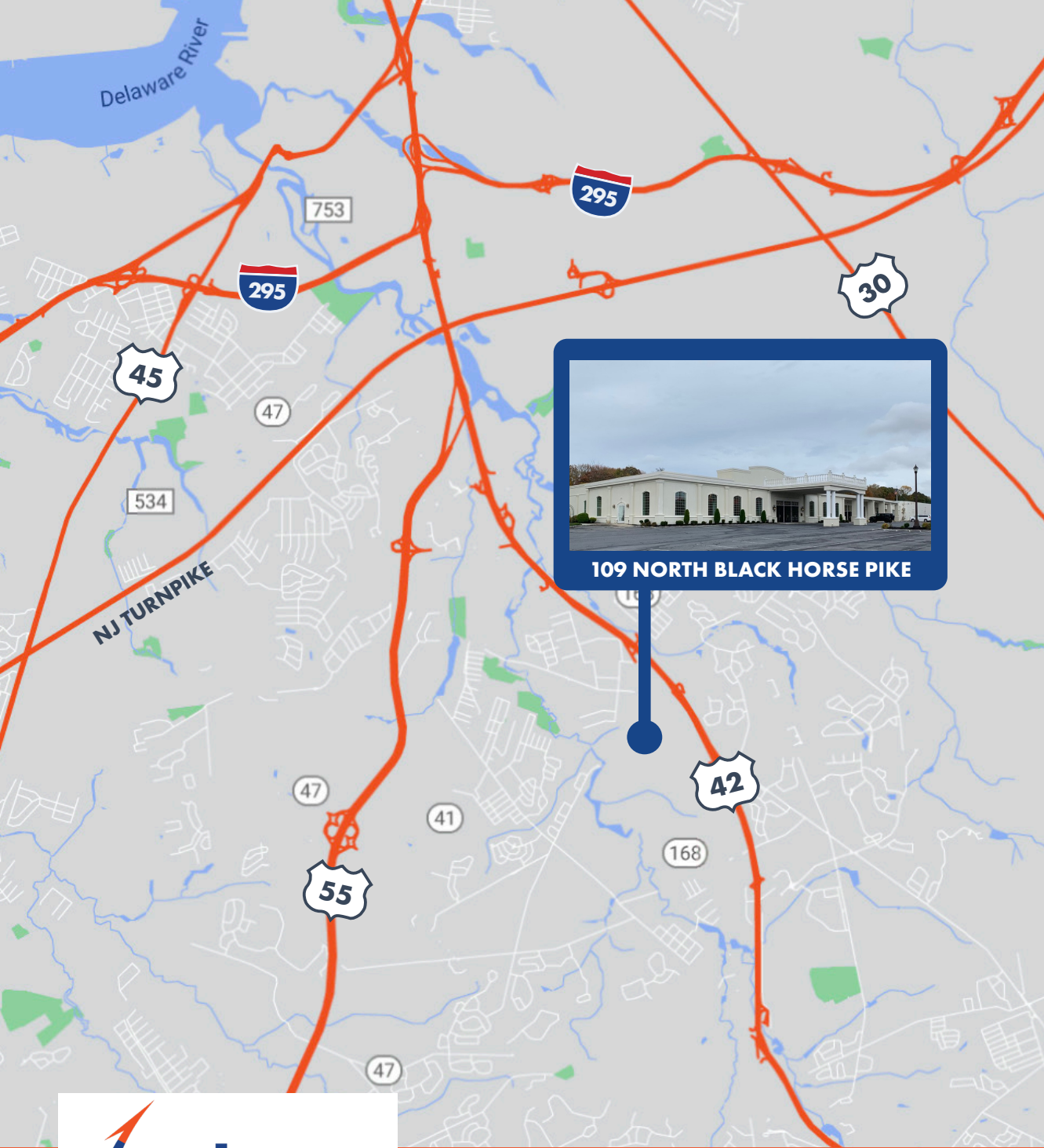
NJ-TURNPIKE
4.5 MILES



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NEARBY AMENITIES

DINING

- Dunkin Donuts
- Holy Tomato
- Lamp Post Diner
- Meadows Diner
- Mcdonalds
- Sams Bar & Grille
- Skeeters Pub

RETAIL

- Blackwood Animal Hospital
- CVS
- Citgo Gas Station
- Dollar General
- Gloucester Outlets
 - Banana Republic
 - Express
 - Levis
 - Lucky Brand
 - Michael Kors
 - Old Navy
 - Starbucks
- NAPA
- Planet Fitness
- UPS
- USPS
- Dave & Busters
- Walgreens
- Wawa
- Wyndham Hotel



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PROPERTY HIGHLIGHTS

