



Vince Ceroli

Sr. Advisor

856.797.1919 x120
856.261.3000

Vince.Ceroli@VantageRES.com

Keren Niv

Advisor

856.797.1919 x 105
215.669.5532

Keren.Niv@VantageRES.com

856.797.1919
VantageRES.com

1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003

FOR
SALE



COMMERCIAL PAD SITE FOR SALE

608 LITTLE GLOUCESTER ROAD, BLACKWOOD, NJ 08012



OFFERING SUMMARY

Asking Sale Price: \$425,000

Size Available: +/- 5,020 SF

Signage: Facade & Monument

Zoning: Office

Parking: Ample



PROPERTY HIGHLIGHTS

- + Pad site is ready with a foundation for a +/- 5,020 SF building, storm water management, utilities, curbs, parking, and lighting already in place. Shares a parking lot with The Learning Experience next door.
- + This site benefits from local tax incentives designed to promote commercial development. More information is available on the Tax Abatement Program
- + The property is being sold as part of a condominium association, providing shared parking, property management, and easement rights
- + Located at the intersection of Little Gloucester Road and Hider Lane, this site enjoys high traffic and excellent visibility. Its proximity to major highways and local businesses makes it an ideal spot for retail or office space

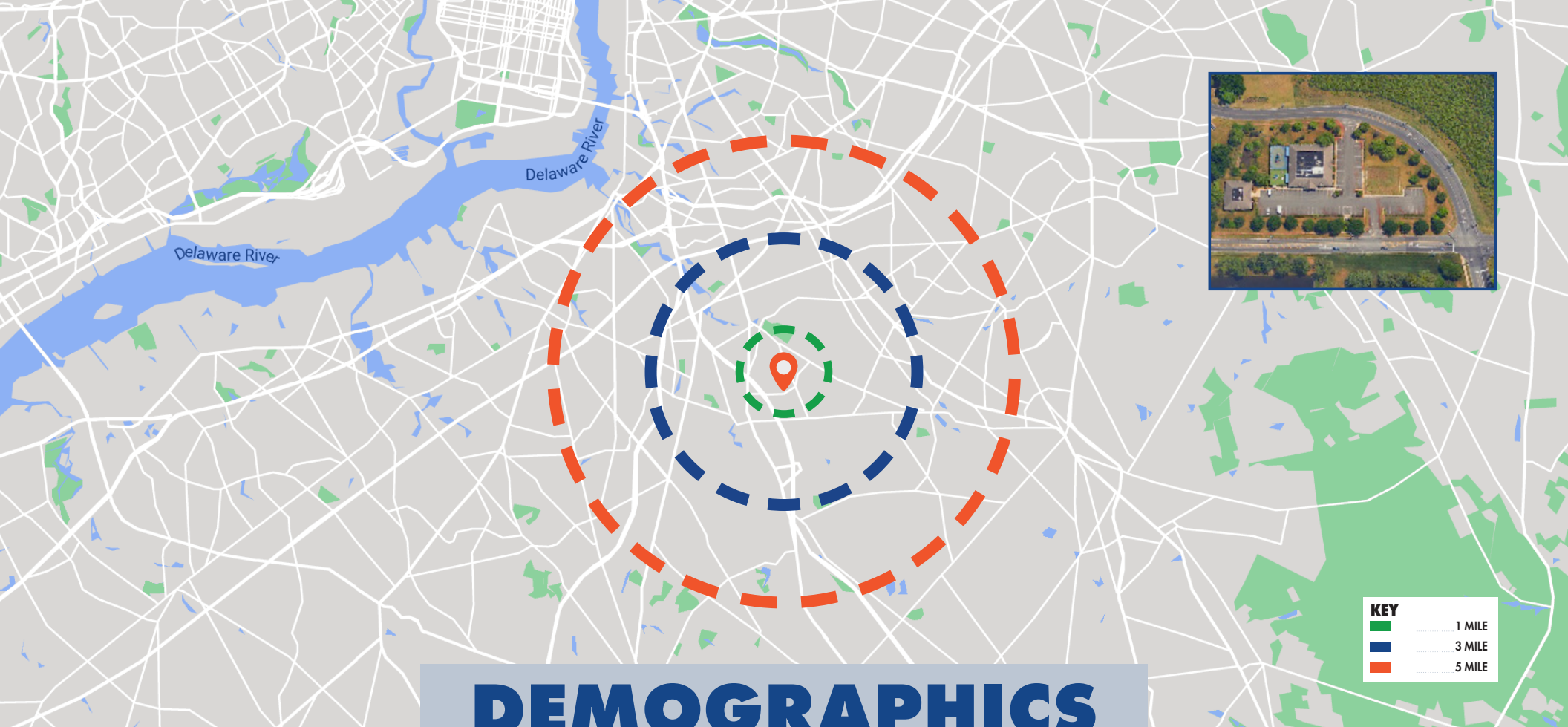


FOR SALE

608 LITTLE GLOUCESTER ROAD, BLACKWOOD, NJ 08012

856.797.1919

VantageRES.com



DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	9,956	92,287	227,199
PROJECTED 2028	10,306	95,456	235,080

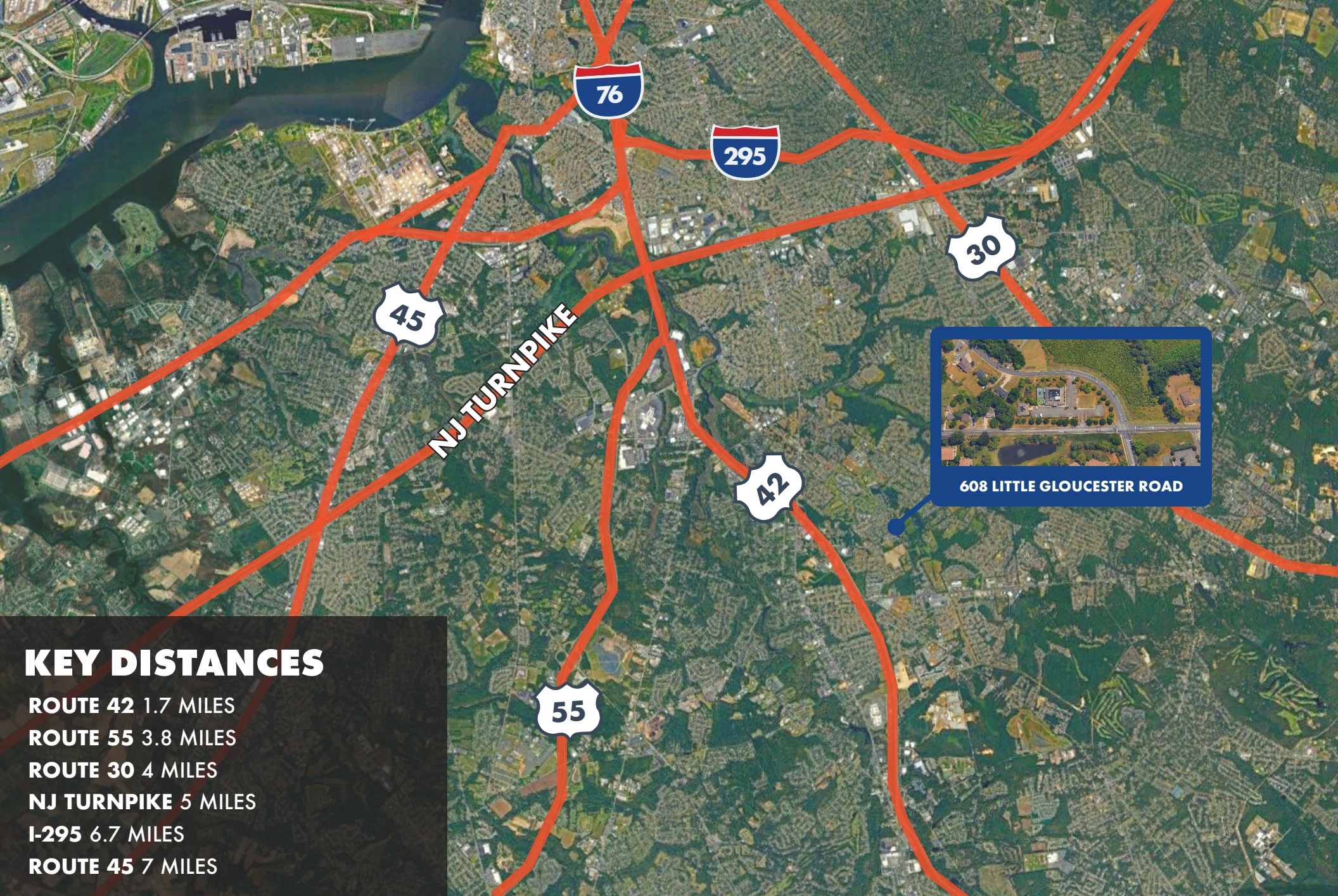
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	4,080	36,223	88,265
PROJECTED 2028	4,224	37,514	91,441

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$102,314	\$95,010	\$101,758
MEDIAN INCOME	\$85,867	\$75,124	\$80,430



FOR SALE
 608 LITTLE GLOUCESTER ROAD, BLACKWOOD, NJ 08012

856.797.1919
 VantageRES.com



608 LITTLE GLOUCESTER ROAD

KEY DISTANCES

- ROUTE 42 1.7 MILES
- ROUTE 55 3.8 MILES
- ROUTE 30 4 MILES
- NJ TURNPIKE 5 MILES
- I-295 6.7 MILES
- ROUTE 45 7 MILES



FOR SALE

608 LITTLE GLOUCESTER ROAD, BLACKWOOD, NJ 08012

856.797.1919

VantageRES.com



608 LITTLE GLOUCESTER

LITTLE GLOUCESTER ROAD

NEARBY AMENITIES

DINING

- Chipotle
- Cotardos Ristorant Italiano
- Dunkin
- Hilltop Creamery
- McDonalds
- Meadows Diner
- Pizza Hut
- Santinis Pizza
- Sharkys Bagels
- Skeeters Pub
- Villa Russo Pizza
- Wendys
- Wingstop

RETAIL/GROCERY

- Gloucester Premium Outlets
- Howard Johnson by Wyndham
- Life Storage
- Mavis Discount
- Meineke Car Care Center
- NAPA
- Next Level Video Games
- Pep Boys
- Planet Fitness
- Public Storage
- Shoprite
- Sunoco
- Verizon
- Wawa



FOR SALE

608 LITTLE GLOUCESTER ROAD, BLACKWOOD, NJ 08012

856.797.1919

VantageRES.com