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**FOR  
SALE**



**LAND FOR SALE**

**851 LOWER LANDING ROAD, BLACKWOOD, NJ 08012**



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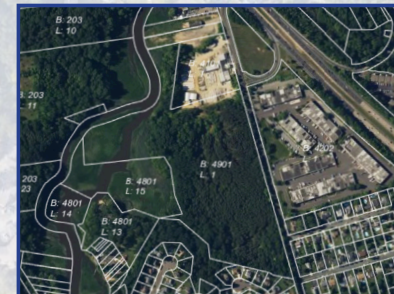
# OFFERING SUMMARY

**Asking Sale Price:** Call for Details

**Size Available:** +/- 27 Acres

**Parking:** Raw Land

**Zoning:** Business Park District



## PROPERTY HIGHLIGHTS

- + Ideally located on Lower Landing Road near exit 10B Route 42 just minutes from the Deptford Mall and Gloucester Premium Outlets
- + Ideal site for potential residential development (zoning approvals required)
- + This +/- 27 acre parcel of developable land offers immense potential for various business park projects. This property is ideally suited for a range of commercial uses, including office buildings, research facilities, and light industrial operations. With its significant size and strategic location, this site provides ample space for large-scale developments and the flexibility to design a business park that meets modern operational needs



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# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	5,927	72,357	228,769
PROJECTED 2028	6,098	72,605	236,331

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,320	27,589	89,488
PROJECTED 2028	2,368	28,503	92,575

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$106,559	\$100,911	\$100,565
MEDIAN INCOME	\$86,884	\$81,919	\$80,625

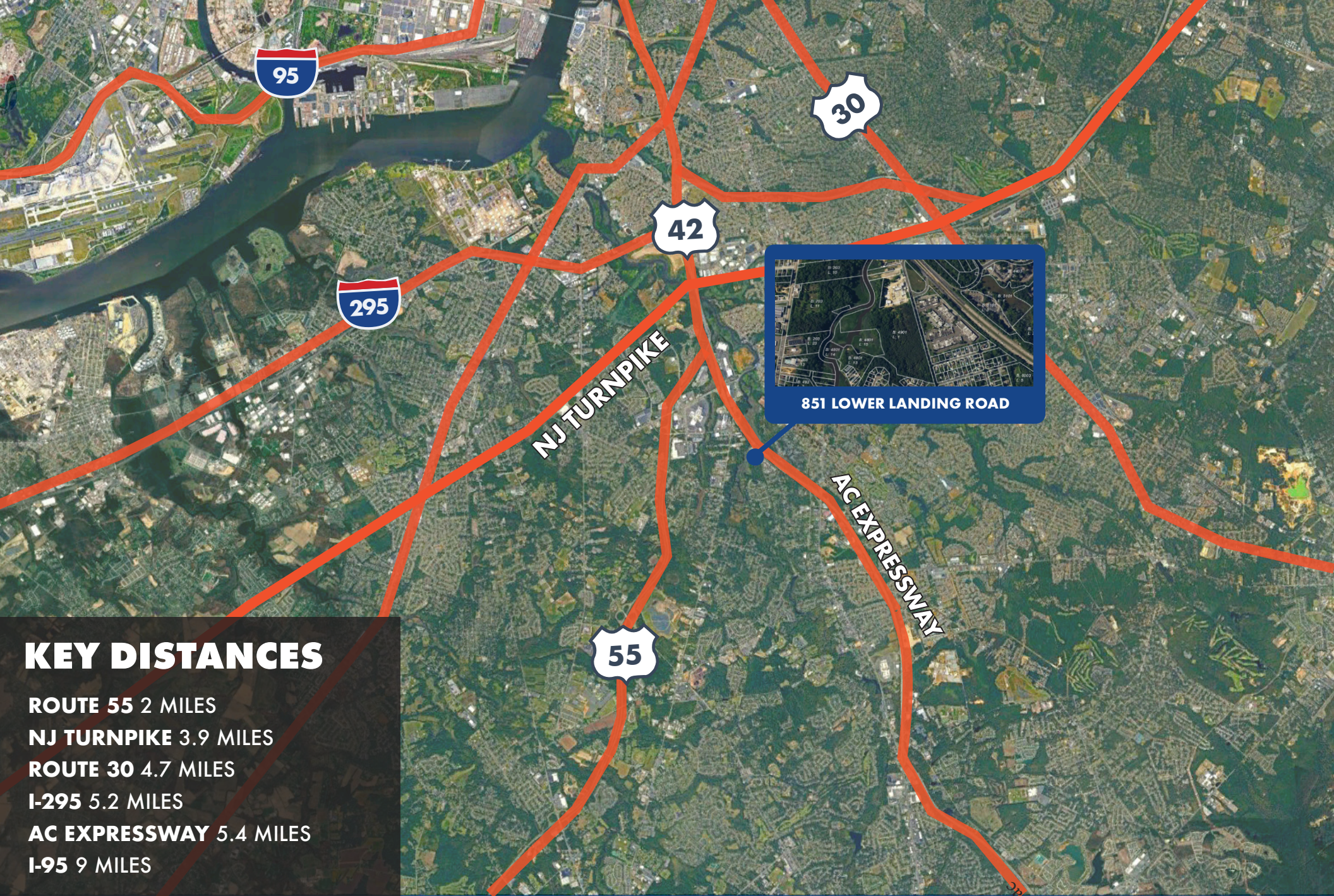


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## KEY DISTANCES

ROUTE 55 2 MILES

NJ TURNPIKE 3.9 MILES

ROUTE 30 4.7 MILES

I-295 5.2 MILES

AC EXPRESSWAY 5.4 MILES

I-95 9 MILES



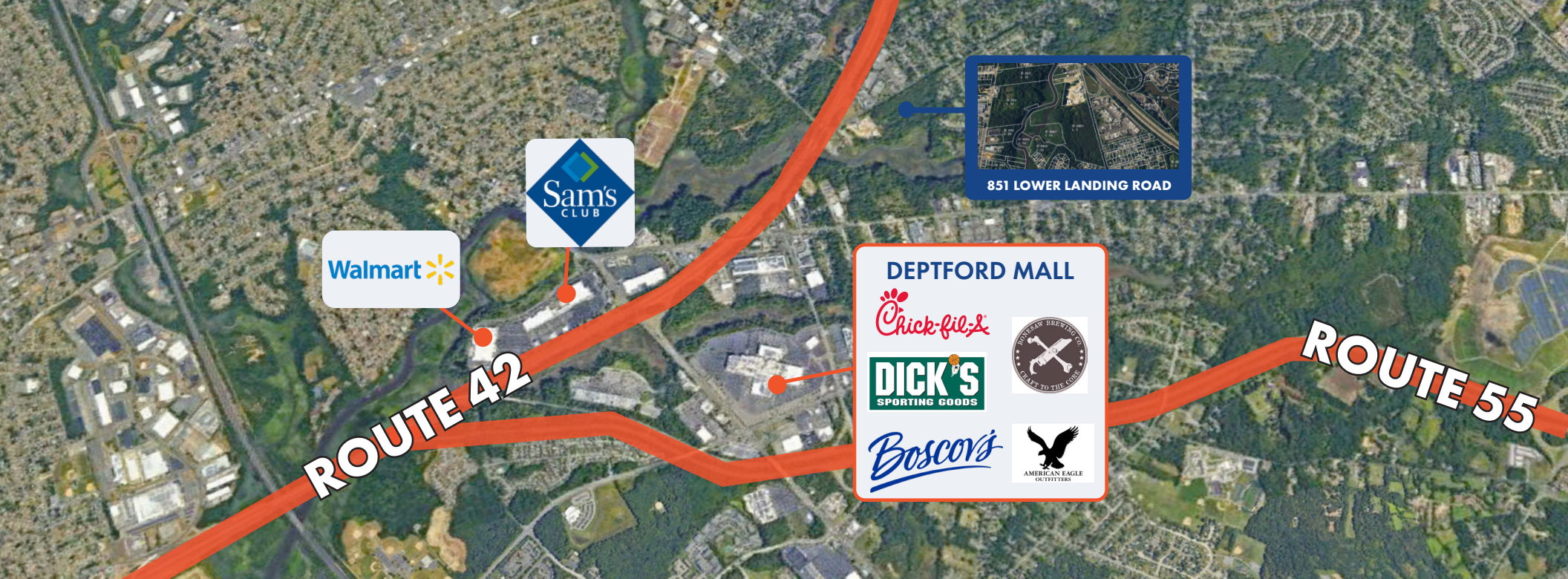
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## NEARBY AMENITIES

### DINING

- Chipotle
- Cotardos Ristorante 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



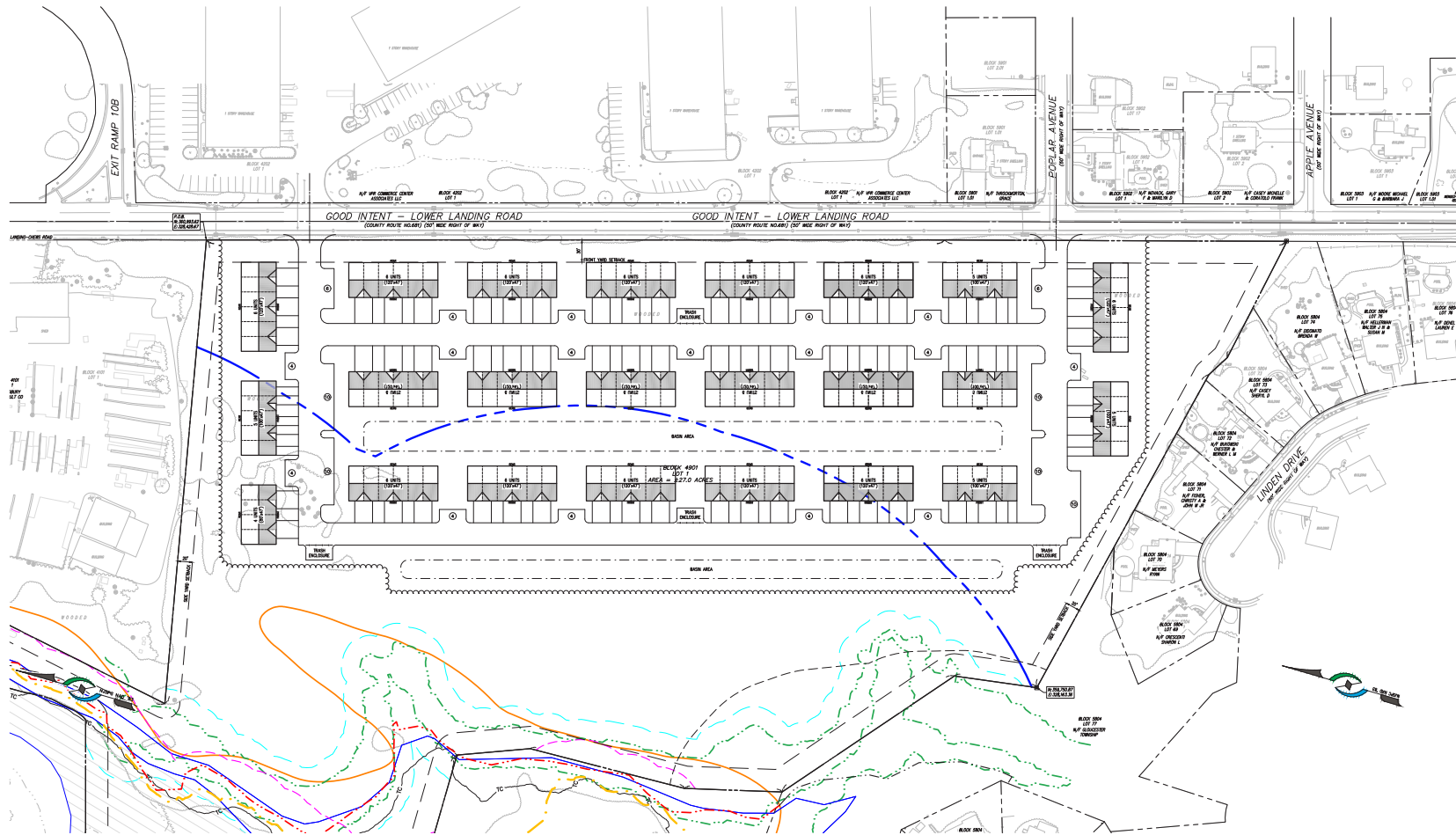
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# CONCEPTUAL DEVELOPMENT PLAN



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