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1873 Marlton Pike, East, Suite 1C
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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

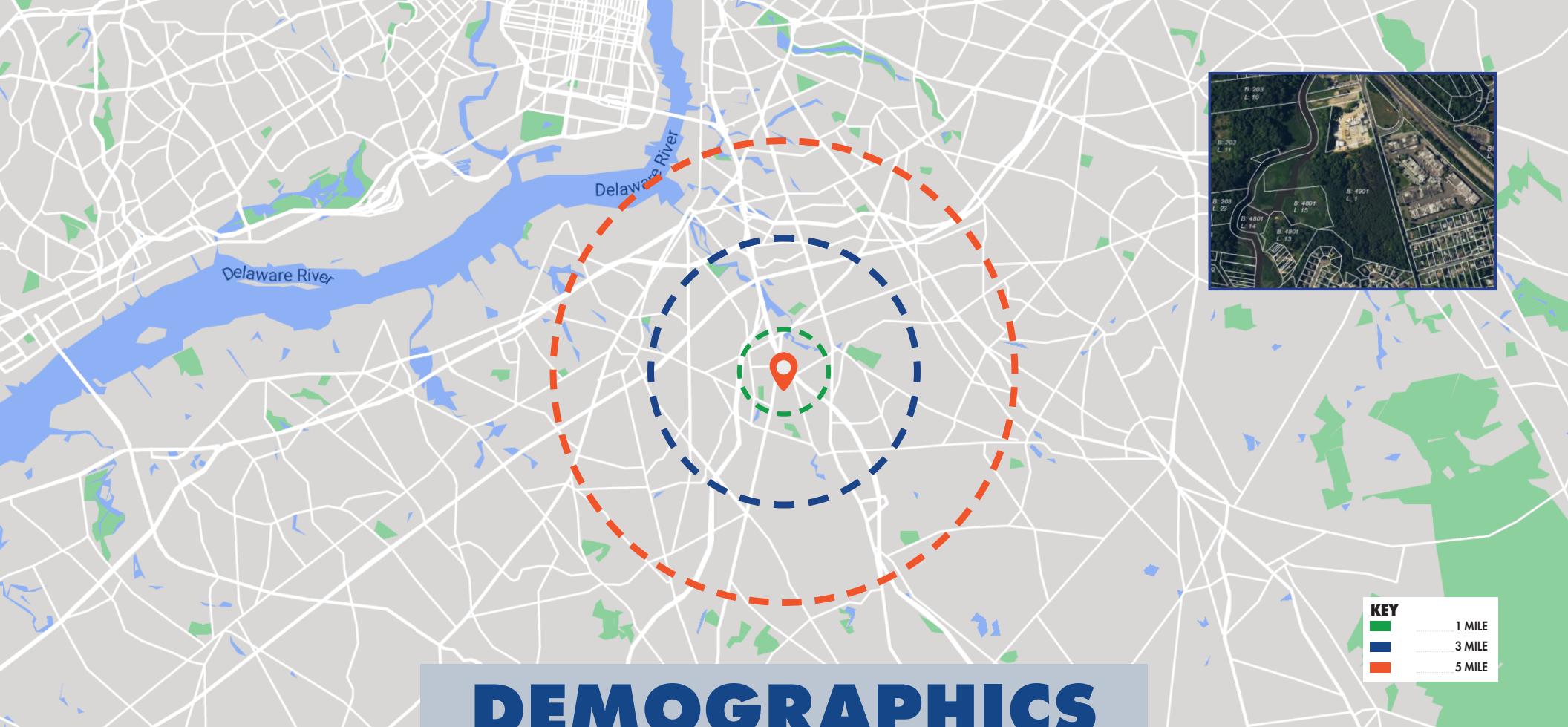


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DEMOGRAPHICS

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

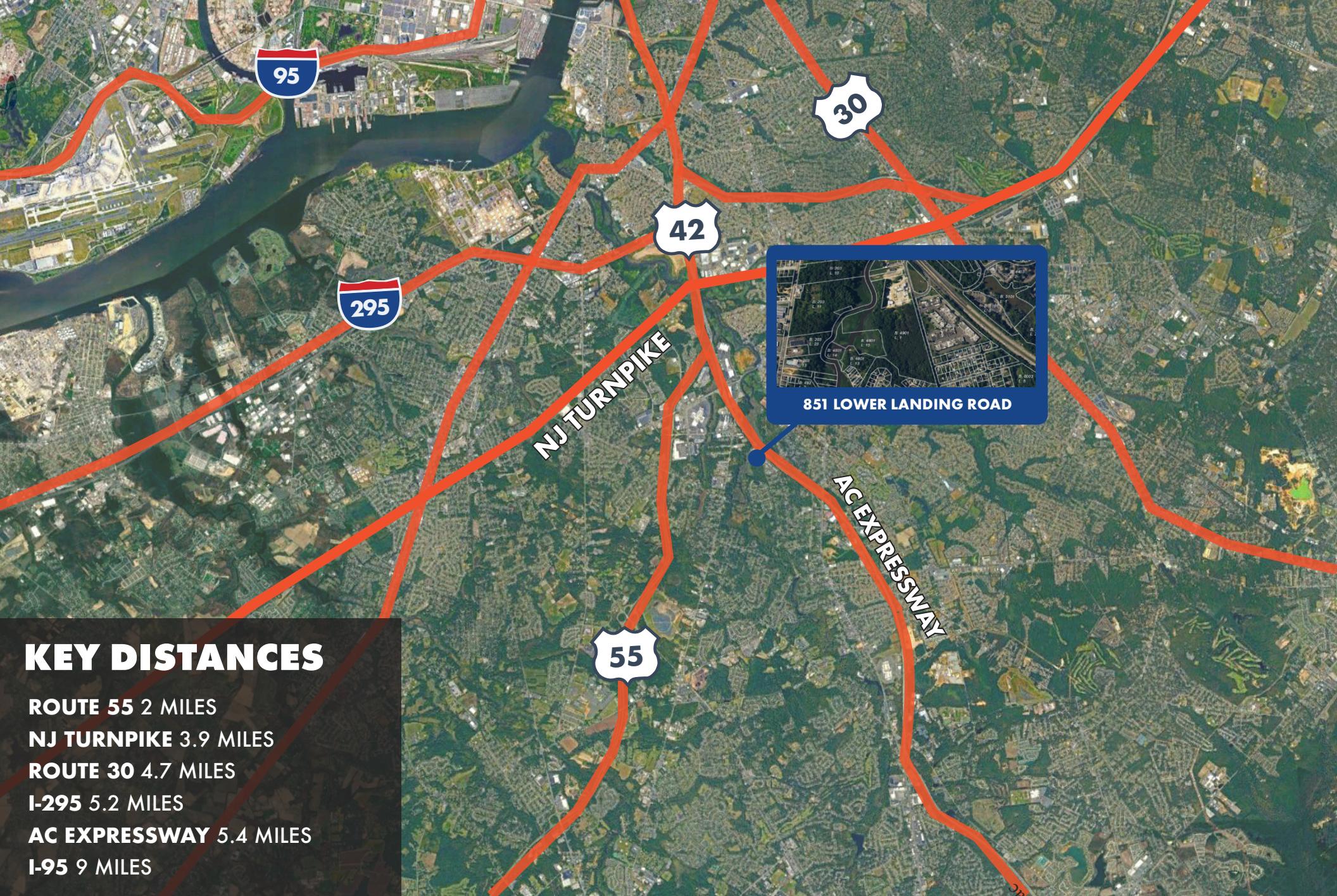


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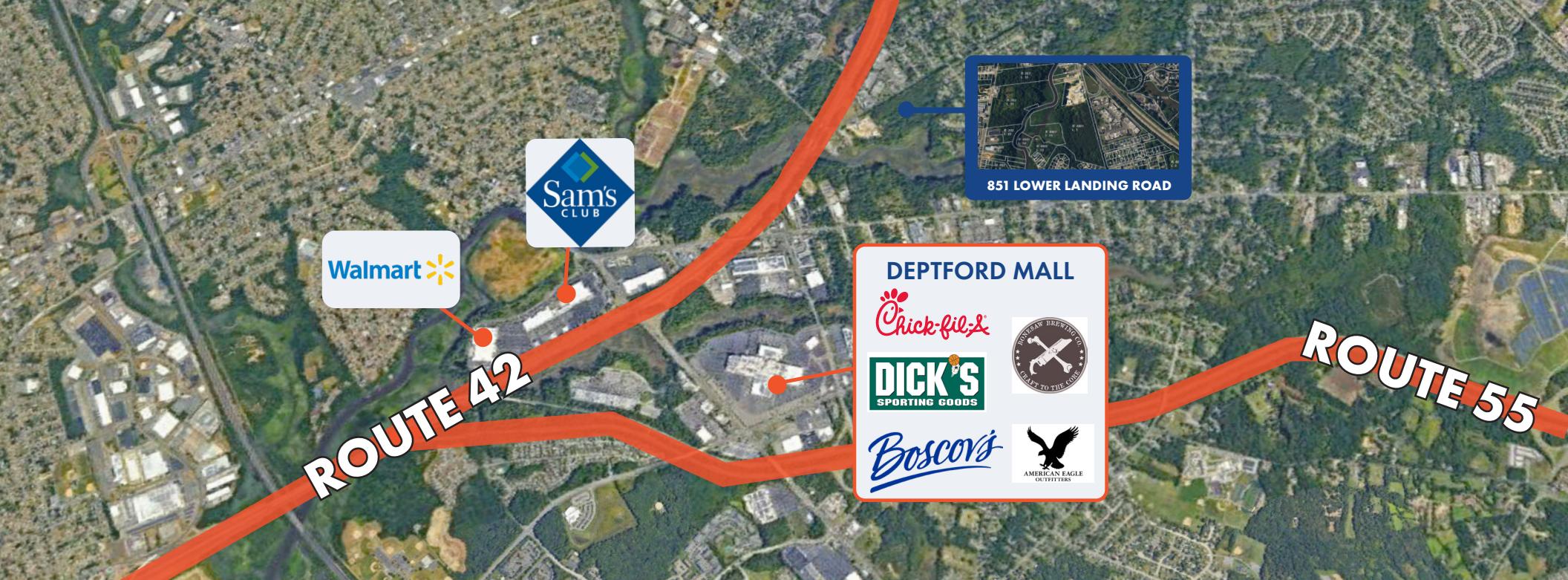


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NEARBY AMENITIES

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

CONCEPTUAL DEVELOPMENT PLAN



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