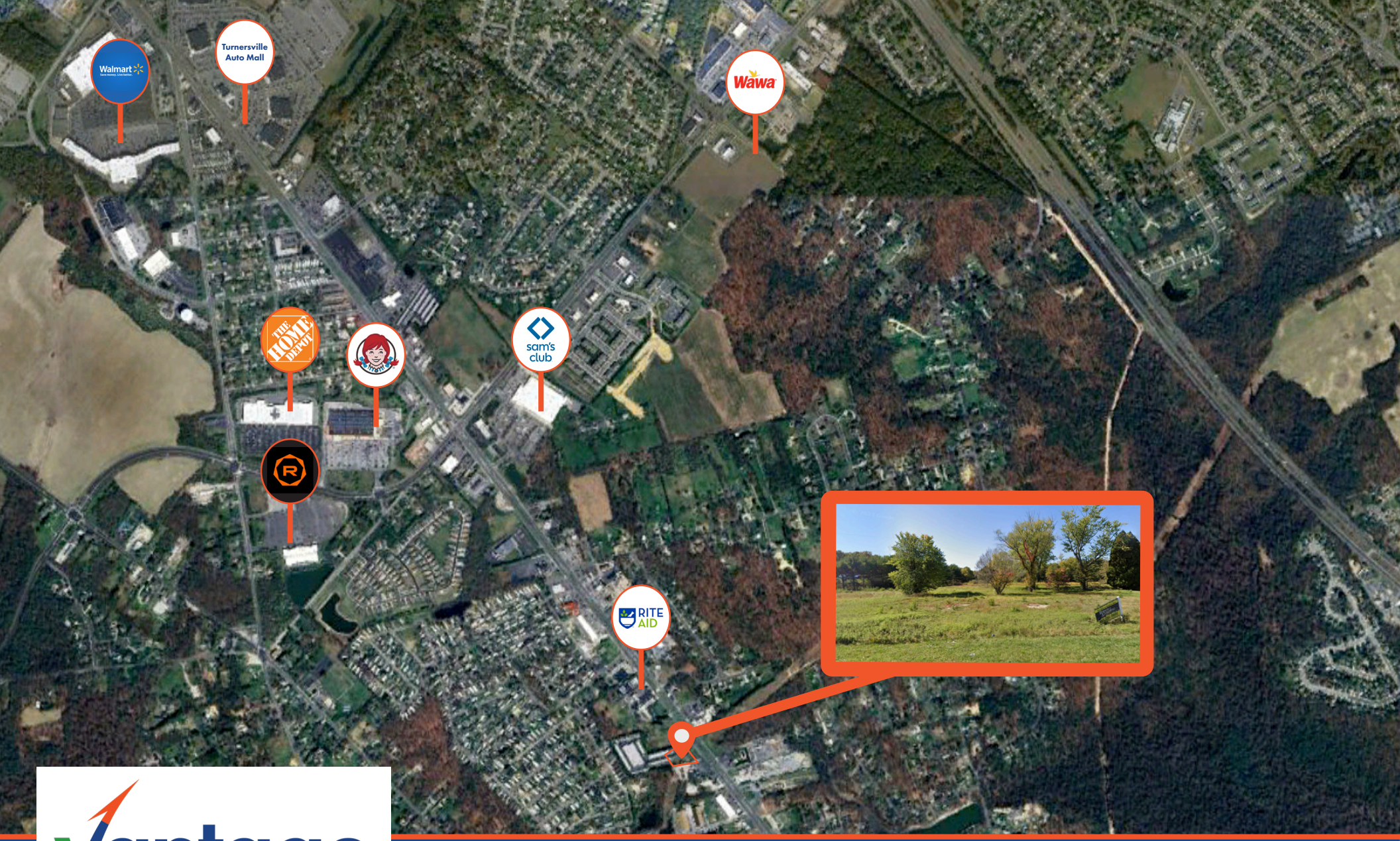

Vantage commercial

"SHOVEL READY" CANNABIS PROJECT (MICRO LICENSE)

1851 NORTH BLACK HORSE PIKE

WILLIAMSTOWN, NJ 08094

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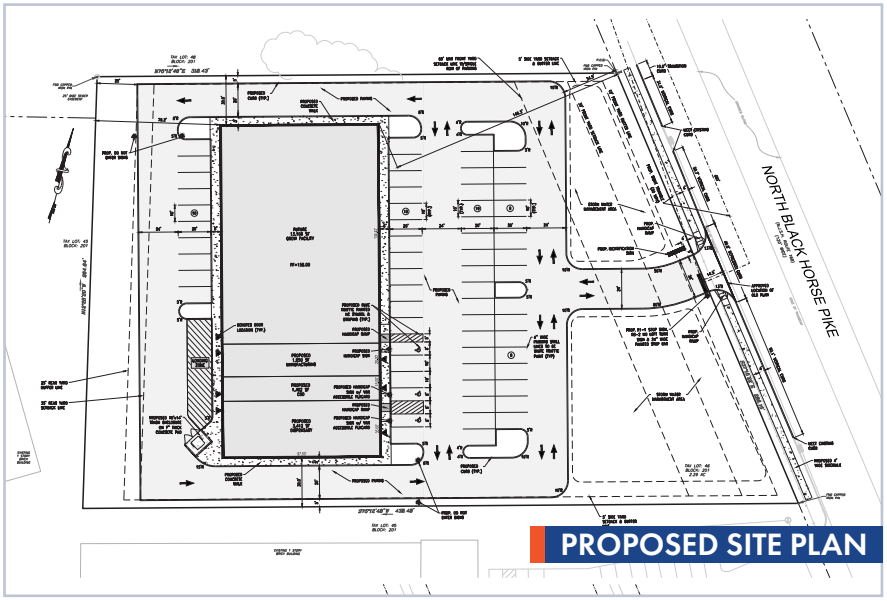

PROPOSED SITE PLAN

HEAVILY TRAFFICKED AREA

OFFERING SUMMARY

SIZE AVAILABLE
+/- 19,930 SF proposed building

ACREAGE AVAILABLE
+/- 2.25 acres

SIGNAGE
Monument and facade proposed

ASKING SALE PRICE
$2,500,000

ZONING
Variance for cannbis manufacturing, cultivation, distribution, and retail

PARKING
+/- 65 proposed spots

AREA HIGHLIGHTS

- The land is identified as a future location for a conditional retail and cultivation micro licenses. The licenses are in the final stages of conversion to annual licenses
- The project has +/- 286 linear feet of frontage with a future building envelope of +/-19,930 square feet. The lot is over 2.25 acres and has 63 parking spaces outlined (exceeds minimum requirement)
- The applicant was granted a use variance from the Board on January 20, 2022 (Resolution #12-2022) to allow for the manufacturing, cultivation, retail sale and distribution of cannabis. The applicant was granted site plan approval from the board on November 17, 2022 (Resolution #83-2022). (Resolution and site plan available)

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	6,058	53,466	123,795
2028 POPULATION PROJECTION	6,220	54,048	125,122
HOUSEHOLDS	**1 MILE**	**3 MILE**	**5 MILE**
2023 HOUSEHOLDS	2,302	18,877	42,784
2028 HOUSEHOLD PROJECTION	2,365	19,082	43,245
INCOME	**1 MILE**	**3 MILE**	**5 MILE**
AVERAGE HOUSEHOLD INCOME	$99,426	$106,744	$110,081
MEDIAN HOUSEHOLD INCOME	$84,174	$88,461	$92,199
TRAFFIC COUNT	22,441 VPD ON BHP		

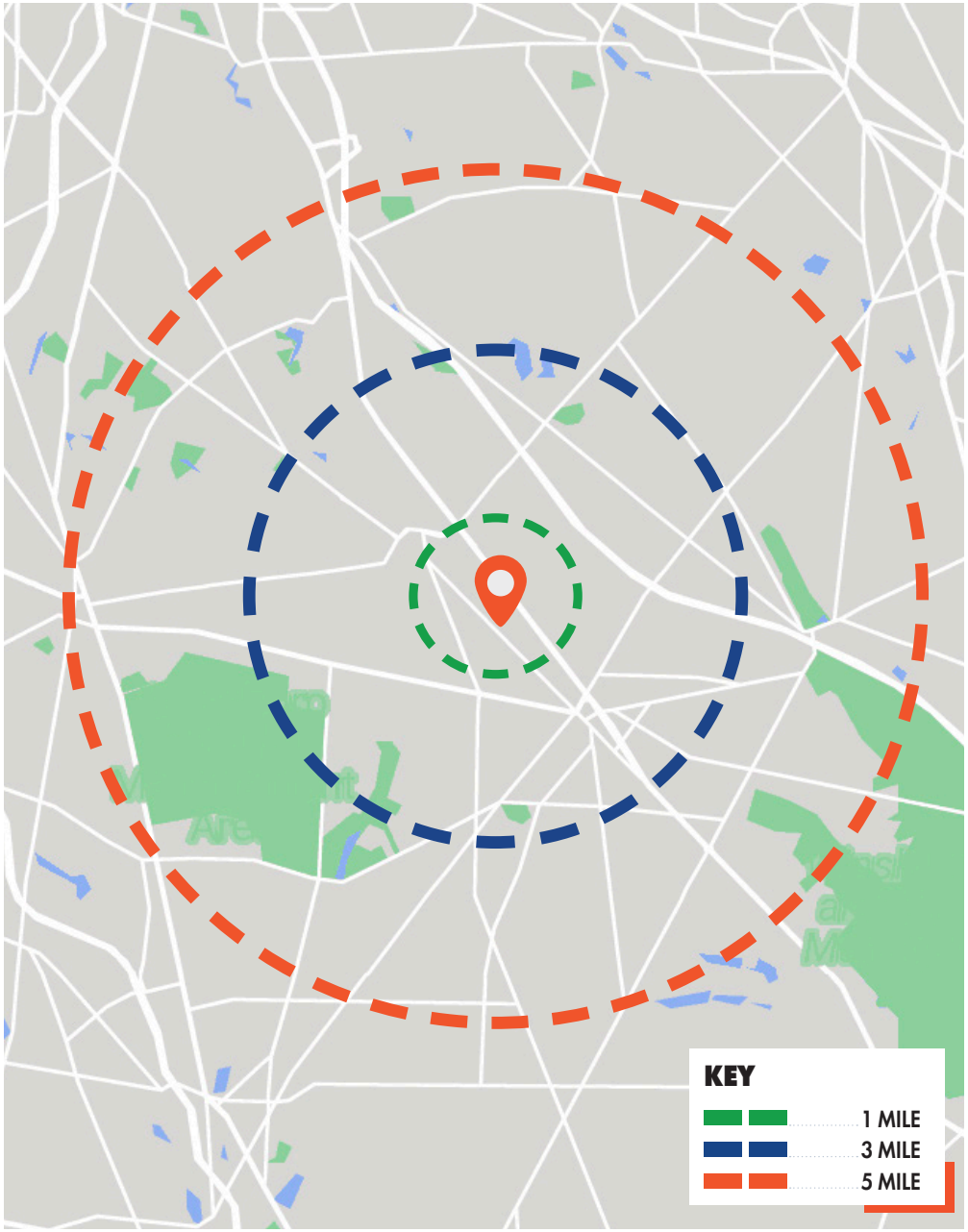
KEY DISTANCES

ROWAN UNIVERSITY
6.7 MILES

GLOUCESTER PREMIUM OUTLETS
6.7 MILES

ROUTE 55
8 MILES

PHILADELPHIA
22 MILES



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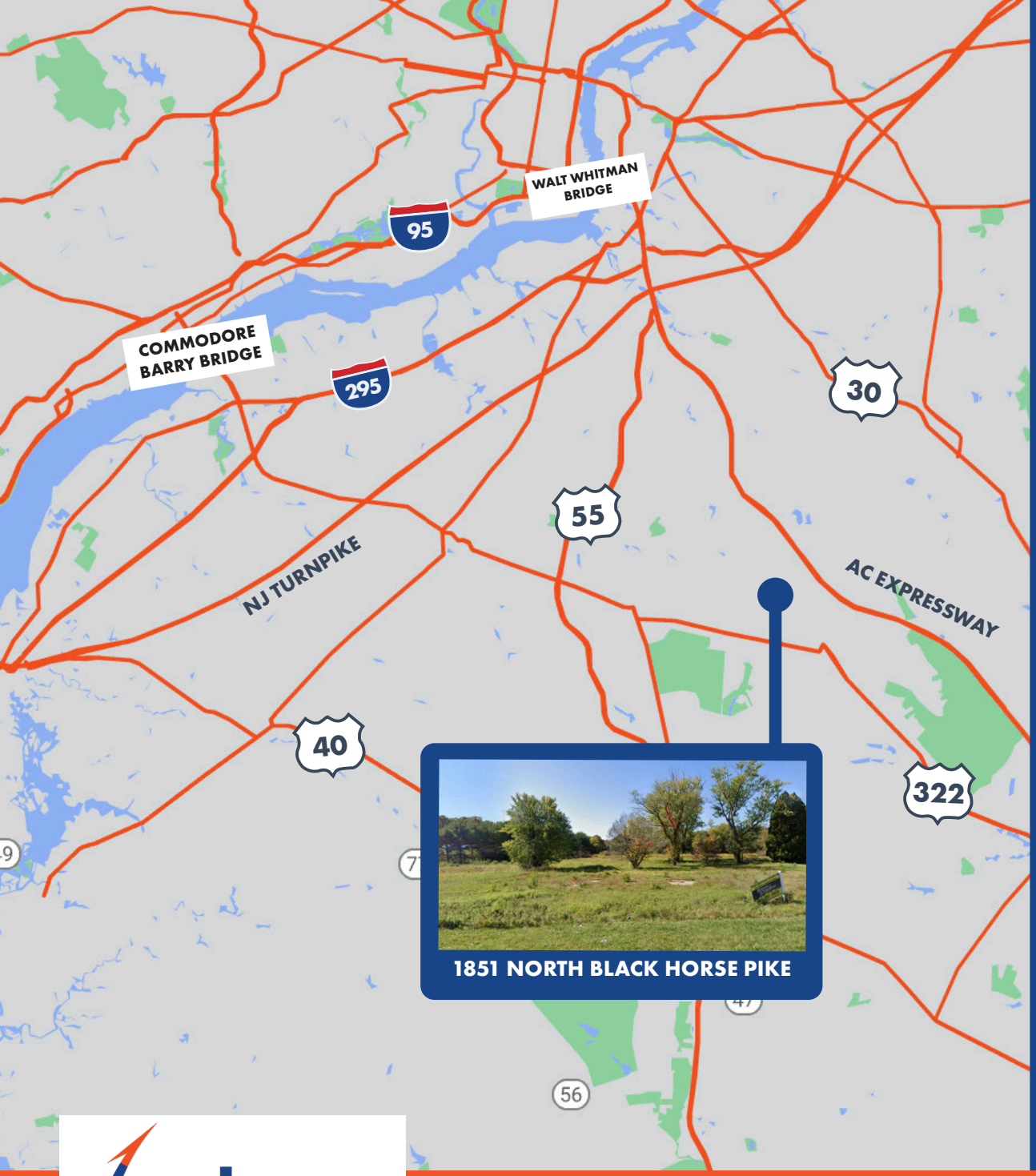

NEARBY AMENITIES

RETAIL

- ALDI
- CVS Pharmacy
- Dollar Tree
- Edge Fitness
- Hampton Inn
- Holiday Inn Express & Suites
- Jefferson Hospital
- Kohls
- Lowes
- Rite Aid
- Royal Farms
- Sams Club
- Target
- The Home Depot
- Tractor Supply
- Walmart Supercenter
- Wawa
- Williamstown Amish Market

DINING

- Chick Fil A
- Cinder Bar
- Cross Keys Brewing Company
- Dunkin
- Jersey Mikes
- Panda Express
- Pats Select
- Plaza Azteca
- Racks Pub & Grill
- Ritas Water Ice
- Starbucks
- Texas Roadhouse

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