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

FOR
SALE

COMMERCIAL PAD SITE FOR SALE

608 LITTLE GLOUCESTER ROAD, BLACKWOOD, NJ 08012

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OFFERING SUMMARY

Asking Sale Price: $299,000

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

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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

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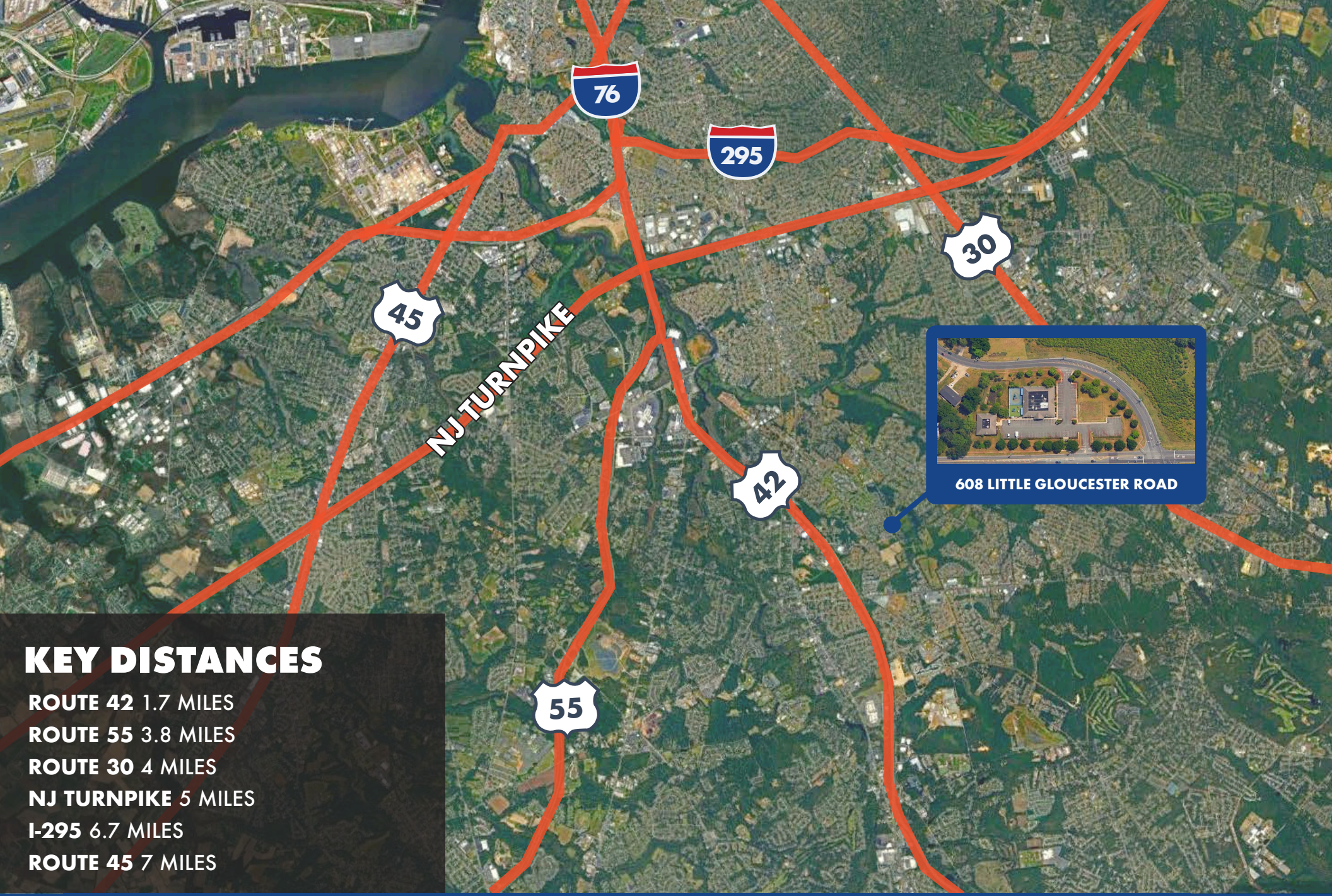

KEY DISTANCES

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

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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