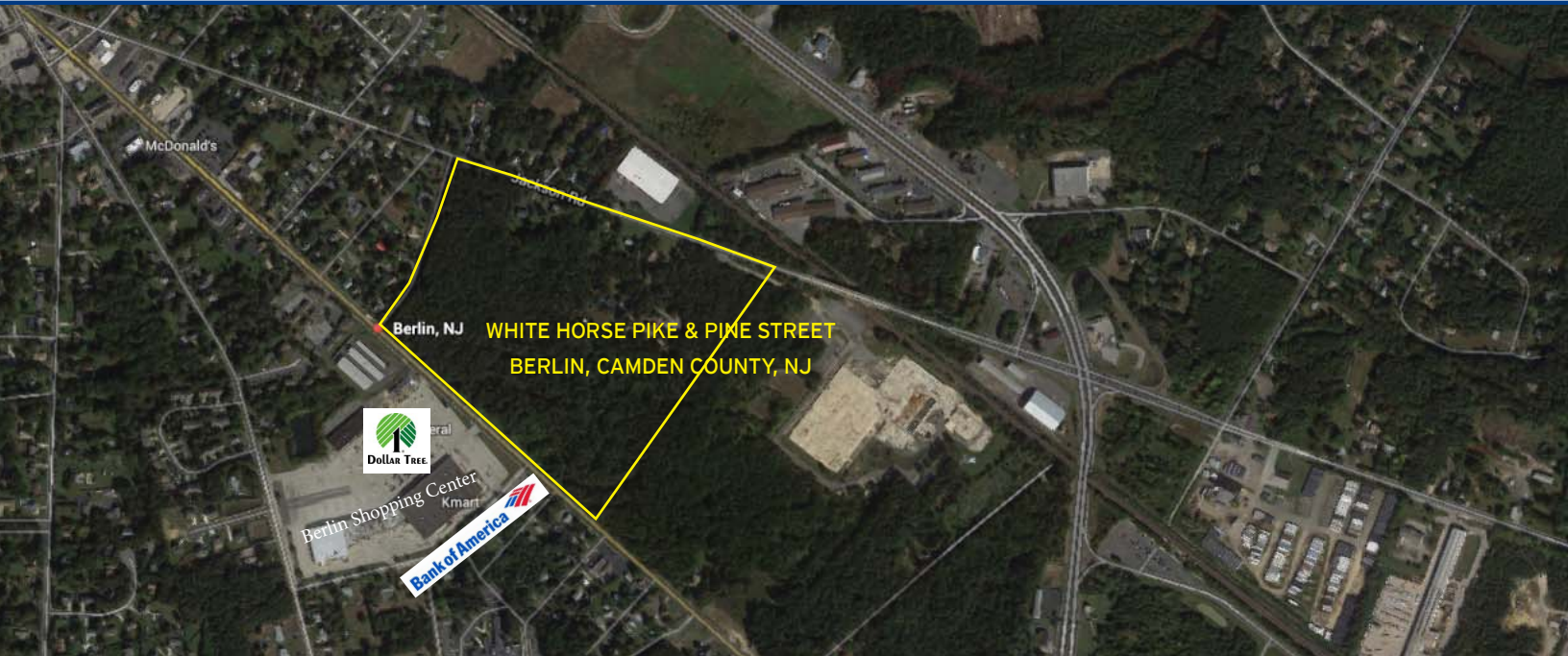


PRIME DEVELOPMENT SITE WHITE HORSE PIKE & PINE STREET | BERLIN | NJ



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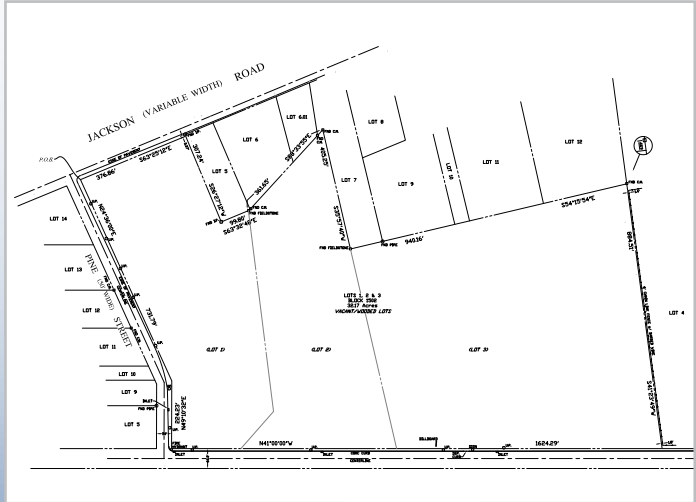
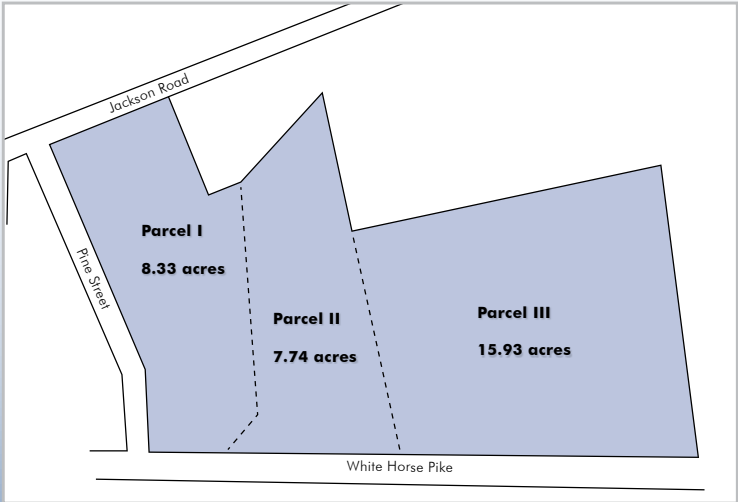
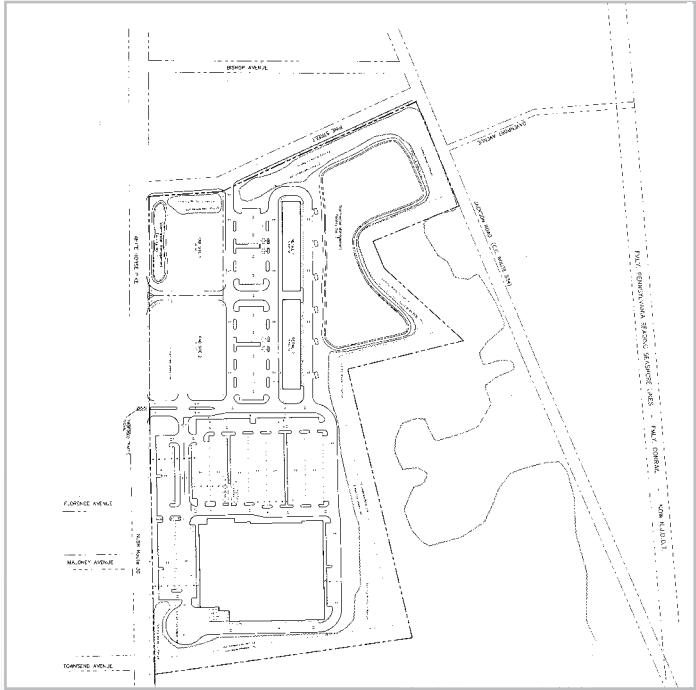
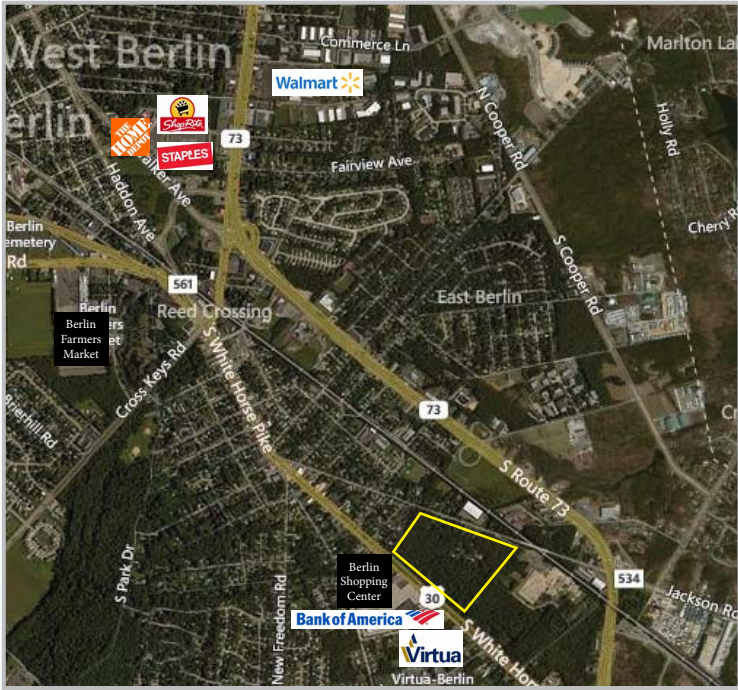
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Property Features

Location	White Horse Pike (Route 30) & Pine Street Berlin, Camden County, NJ Block: 1502, Lots: 1, 2 & 3
Acreage:	+/- 32.17 acres Parcel I: 8.33 acres Parcel II: 7.74 acres Parcel III: 15.93 acres
Zoning:	Neighborhood Commercial - allows for retail and office
Asking Sale Price:	\$965,000 (\$30,000/acre)
Property/ Area Description	<ul style="list-style-type: none"> ▶ Primarily flat, portions densely wooded ▶ Frontage on (3) streets ▶ Excellent frontage on Route 30 ▶ Access to public water, electric, sewer and gas ▶ Traffic count +/- 19,621 cars per day

Building Successful Relationships



DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	5,143	32,808	96,633
Household	1,888	11,567	35,053
Median HH Income	\$63,900	\$74,162	\$69,531
Avg HH Income	\$84,833	\$93,389	\$87,504

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