Property/Area Description

Location
Admiral Wilson Boulevard @ South 17th & 19th Streets
Camden, NJ

Acreage Available
+/- 27 acres (Divisible) (+/- 17 Acres @ South 17th Street & +/-10 Acres @ South 19th Street)

Lease/Sale Price
Call for more information

Signage
Highly visible signage opportunity along Admiral Wilson Blvd.

Property/Area Description
- Located on highly traveled Admiral Wilson Blvd (Route 30) in Camden, New Jersey
- +/-82,000 Cars Per Day
- Zoned TOD – Transit Oriented Development: “Overlay” expansion uses available
- Uses include but not limited to industrial, manufacturing, office, retail, restaurant, hotel & theater
- Within close proximity to the Ben Franklin Bridge & Center City Philadelphia
- Convenient access to Routes 130, I-676, 38, 70 & I-295 and I-95
- Walter Rand Transportation Center with PATCO speed-line station and buses to New York, Philadelphia, Baltimore and Atlantic City nearby

Grow New Jersey Incentive Information:
- Grow NJ is a powerful job creation and retention incentive program that strengthens New Jersey’s competitive edge in the increasingly global marketplace. Grow NJ incentives expire mid 2019
- Businesses that are creating or retaining jobs in New Jersey may be eligible for tax credits
- Join the wide range of companies taking advantage of all the incentives Camden has to offer

Contact Us
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The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.
### Demographics & Traffic Count

#### ADMIRAL WILSON BOULEVARD @ SOUTH 17TH & 19TH STREETS | CAMDEN, NJ

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>2 MILES</th>
<th>3 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>23,082</td>
<td>95,564</td>
<td>167,616</td>
</tr>
<tr>
<td>Median age</td>
<td>28.4</td>
<td>29.4</td>
<td>31.4</td>
</tr>
<tr>
<td>Median age (male)</td>
<td>26.4</td>
<td>27.3</td>
<td>29.2</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>29.7</td>
<td>31.4</td>
<td>33.4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>1 MILE</th>
<th>2 MILES</th>
<th>3 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>7,568</td>
<td>31,771</td>
<td>59,780</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>3.0</td>
<td>3.0</td>
<td>2.8</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$39,681</td>
<td>$41,455</td>
<td>$50,719</td>
</tr>
<tr>
<td>Average house value</td>
<td>$127,222</td>
<td>$154,778</td>
<td>$198,178</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census

#### ADDRESS | AVG. DAILY VOLUME | MILES FROM SUBJECT PROP.

| Admiral Wilson Blvd & Benson Ave | 88,952 | .19 |

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PROPOSED INDUSTRIAL CONCEPT PLAN

PROPOSED WAREHOUSE No.1
BUILDING AREA: 250,000 SQ. FT.
GROSS FLOOR AREA: 300,000 SQ. FT.

PROPOSED WAREHOUSE No.2
BUILDING AREA: 107,000 SQ. FT.
GROSS FLOOR AREA: 130,000 SQ. FT.

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PROPOSED INDUSTRIAL CONCEPT PLAN II

ADMIRAL WILSON BOULEVARD @ SOUTH 17TH & 19TH STREETS | CAMDEN, NJ

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Ingress Directional Map

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