

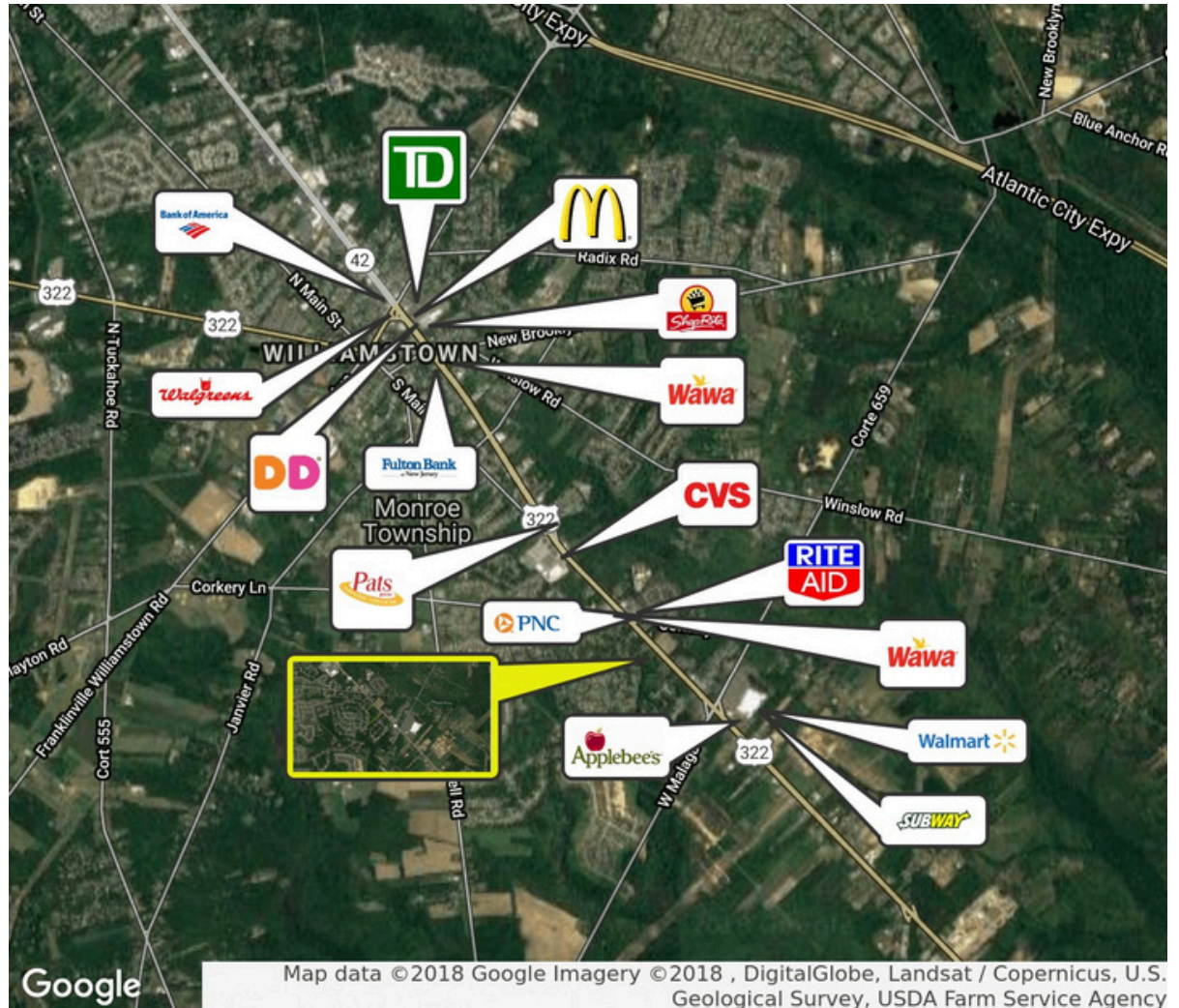
BLACK HORSE PIKE & KAREN DRIVE | WILLIAMSTOWN, NJ

Wolf Commercial Real Estate

www.WolfCRE.com

PROPERTY DESCRIPTION

- Location** S. Black Horse Pike & Karen Drive
Williamstown, NJ 08094
- Size / SF Available** 5.71 Acres
- Sale Price** Call for more information
- Property / Area Description**
- Highly visible retail site available for sale
 - Close proximity to Walmart
 - Situated in a rapidly growing trade area
 - Convenient access to Atlantic City and New Jersey shore communities via Atlantic City Expressway, I-295 and Black Horse Pike
 - Located within a high income residential area in excess of \$90,000 per year with 177,000 people living within 7 miles
 - Located in a prime retail and commercial development area
 - Within close proximity to local health systems



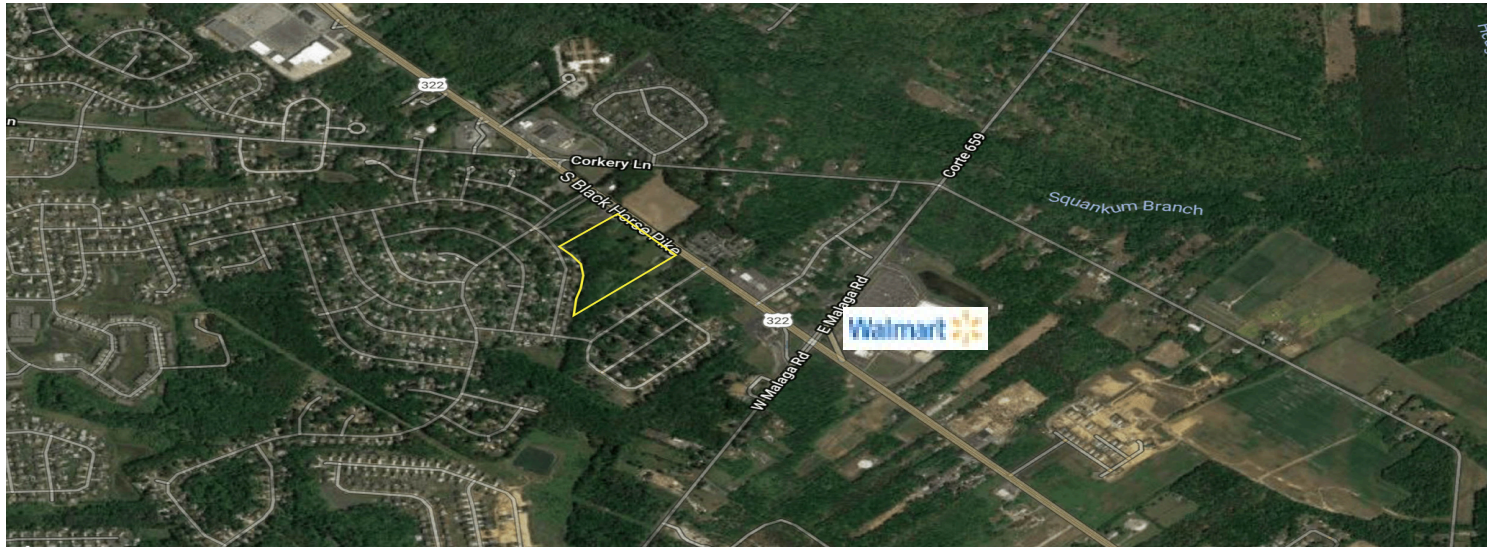
Contact Us

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DEMOGRAPHICS



DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
POPULATION	67,984	130,500	283,019
HOUSEHOLDS	24,572	46,857	104,828
AVG. HH INCOME	\$94,516	\$95,639	\$90,464
5 YEAR GROWTH	23.2 %	22.8 %	22.7 %

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Vol	Year	Distance
S Black Horse Pike	Karen Dr NW	25,067	2017	0.04 mi
S Black Horse Pike	Charm Rd	22,558	2014	0.64 m

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