



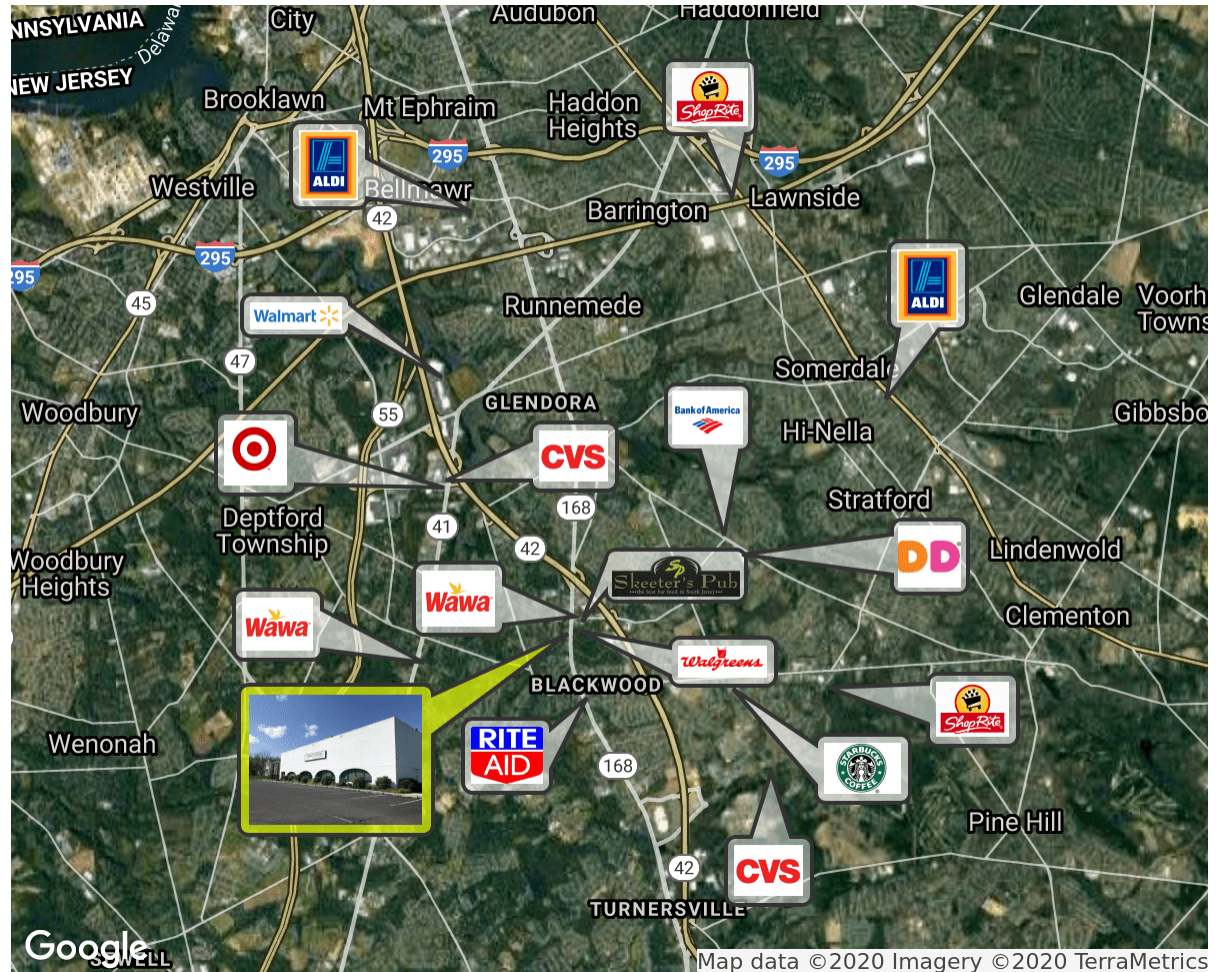
501 NORTH BLACK HORSE PIKE | BLACKWOOD, NJ

PROPERTY DESCRIPTION

Location	501 North Black Horse Pike Blackwood, NJ 08012
Size / SF Available	35,000 SF, +/- 5 acres
Lease Price	\$10.00/SF NNN
Sale Price	\$2,300,000
Signage	Building and pylon signage available

Property / Area Description

- Multi-purposed fitness/recreation property located on the Black Horse pike in Turnersville, NJ
- Ideal Headquarters/Development opportunity
- Situated on +/- 5 Acres
- Operational fitness center
- Easy access to Atlantic City Expressway and Route 42
- Location is 15 miles (20 Minutes) from Center City Philadelphia
- Well maintained and landscaped property located in a densely populated area
- Entrance on Route 168 (Black Horse Pike)
- 30' Ceiling height in main Fitness open area
- Ancillary training rooms, multiple offices, three lane salt water pool
- Updated Locker rooms and Showers
- Abundant Parking
- Minutes from the Deptford Mall



Contact Us

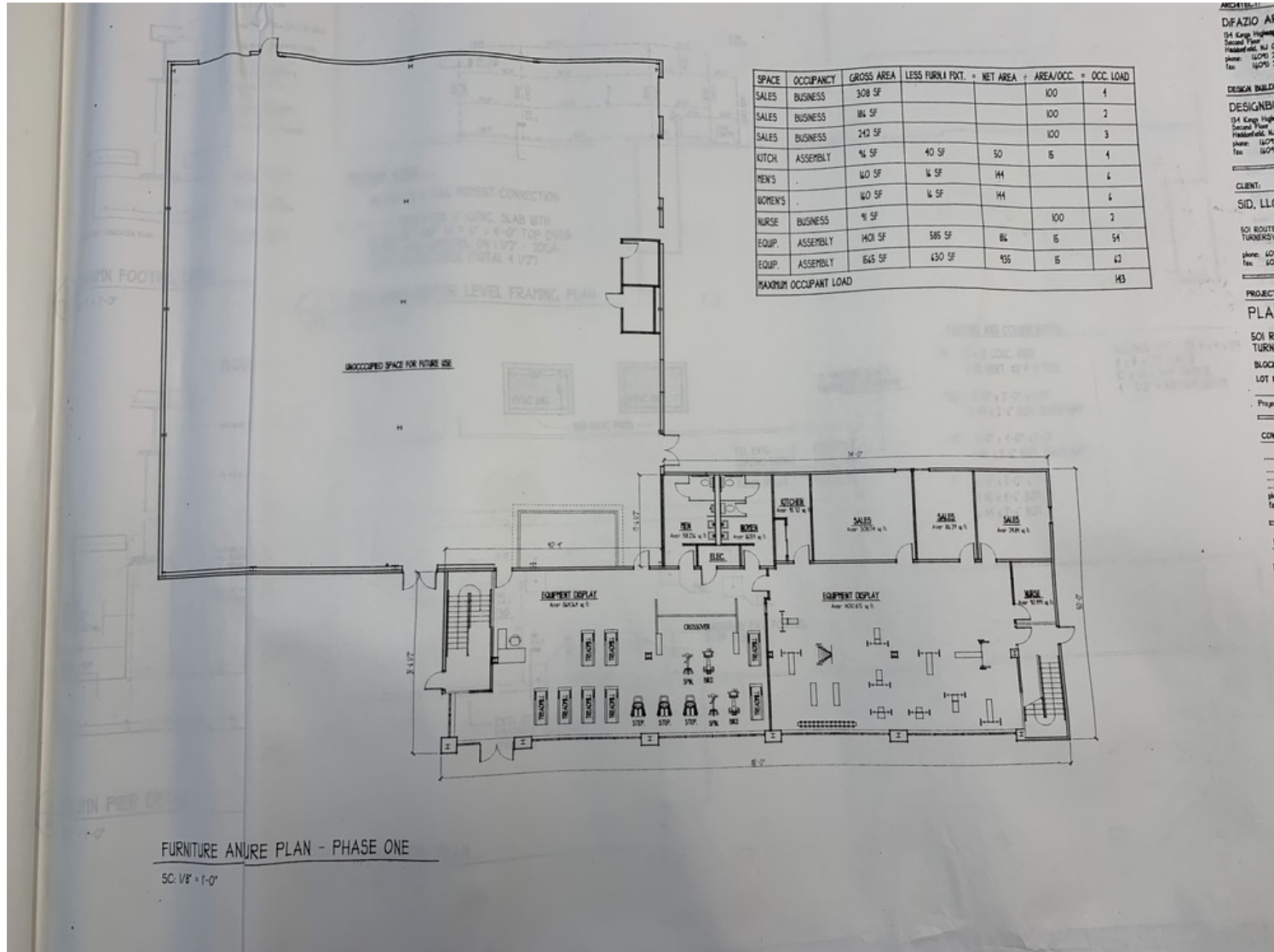
Christopher Henderson
Principal & Vice President
856.857.6337
chris.henderson@wolfcre.com

Michael Scanzano
Associate
856.857.6386
mike.scanzano@wolfcre.com

follow us:    

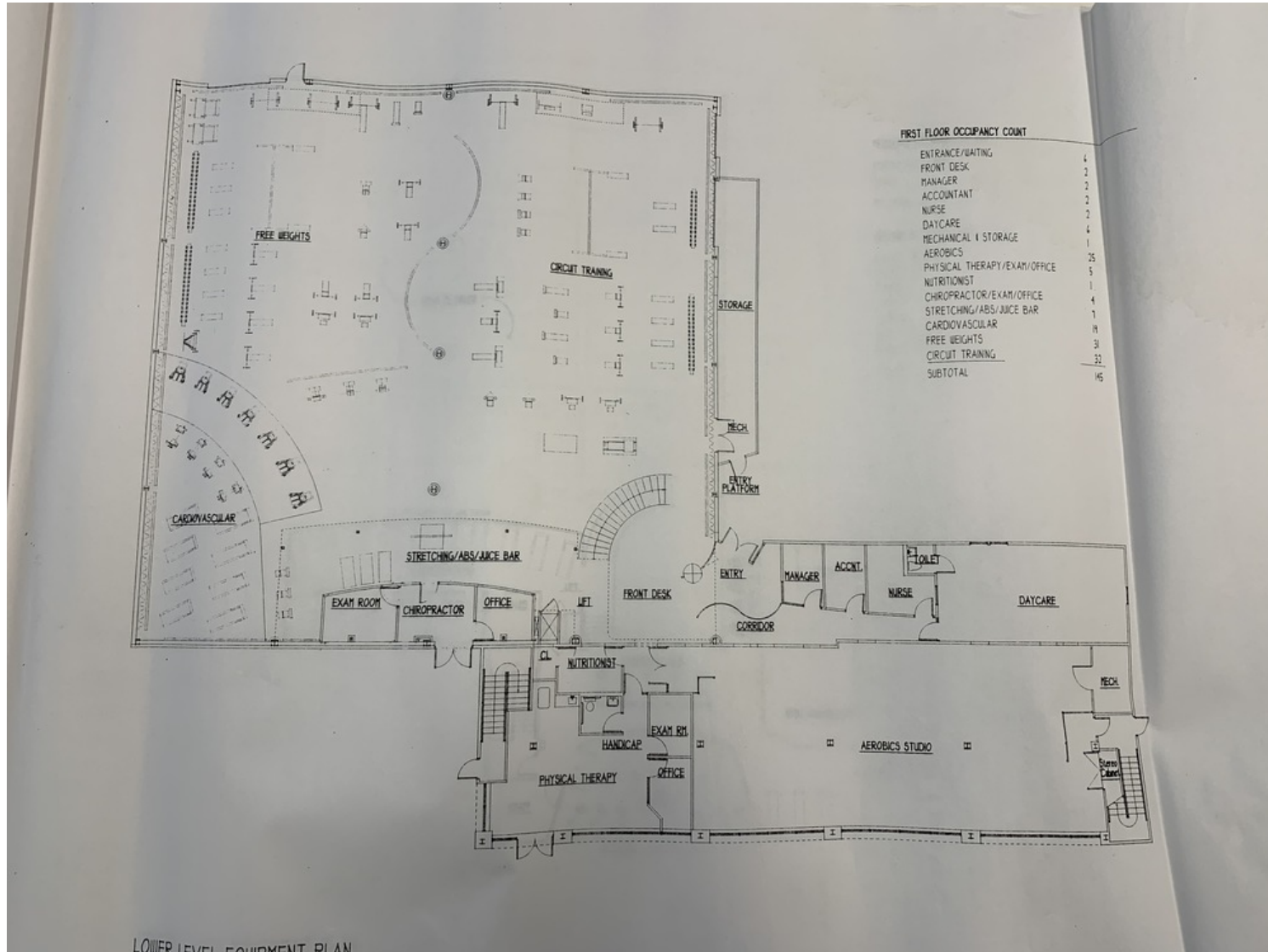
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

FLOOR PLANS



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.

FLOOR PLANS



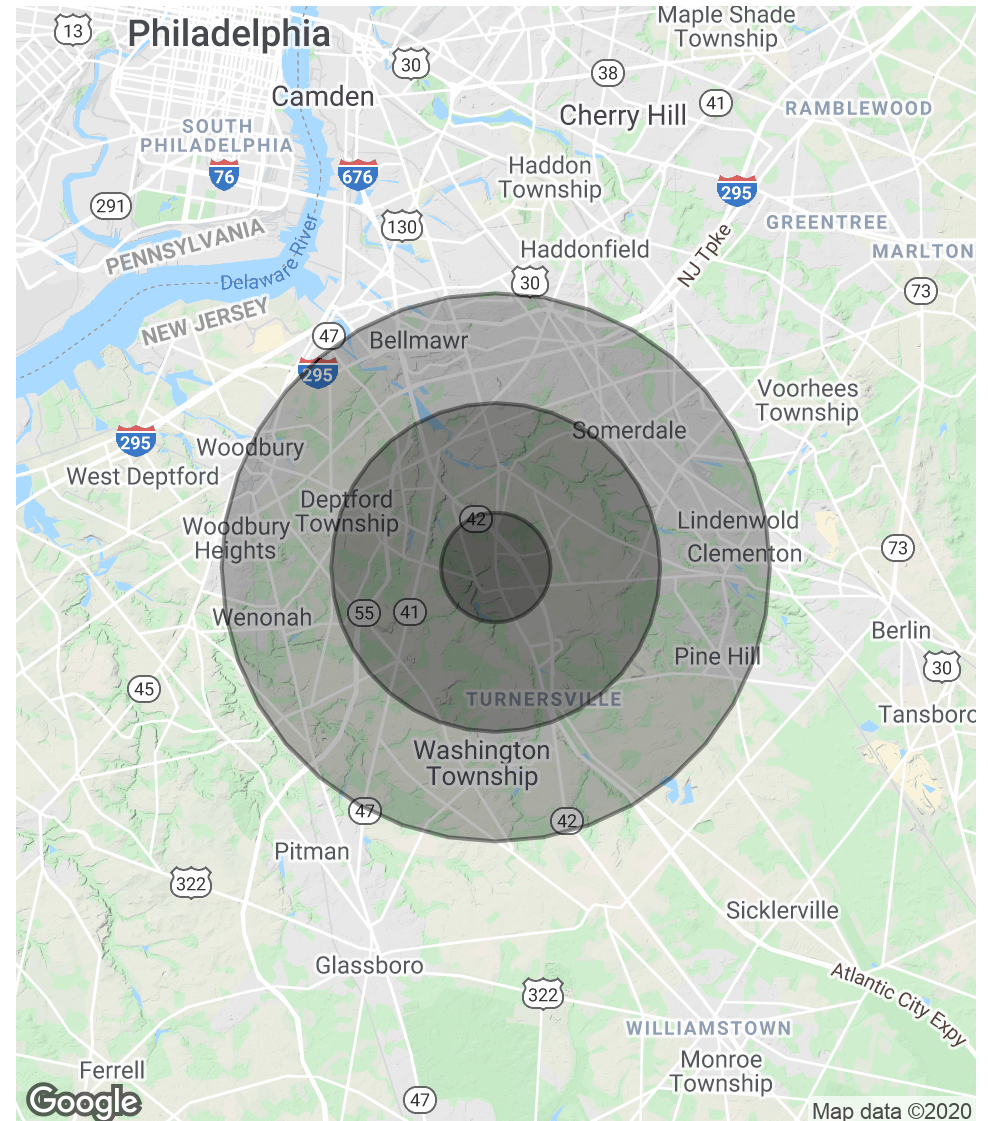
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,816	69,185	210,651
Average age	38.4	37.5	38.5
Average age (Male)	37.9	36.1	37.4
Average age (Female)	38.2	38.7	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,960	25,748	81,409
# of persons per HH	2.6	2.7	2.6
Average HH income	\$72,424	\$80,379	\$75,828
Average house value	\$223,193	\$253,800	\$244,824

* Demographic data derived from 2010 US Census



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.