



+/- 17,730 SF SCHOOL PROPERTY AVAILABLE FOR SALE



121 WEST CHURCH STREET | BLACKWOOD, NJ



Wolf Commercial Real Estate  
**www.WolfCRE.com**



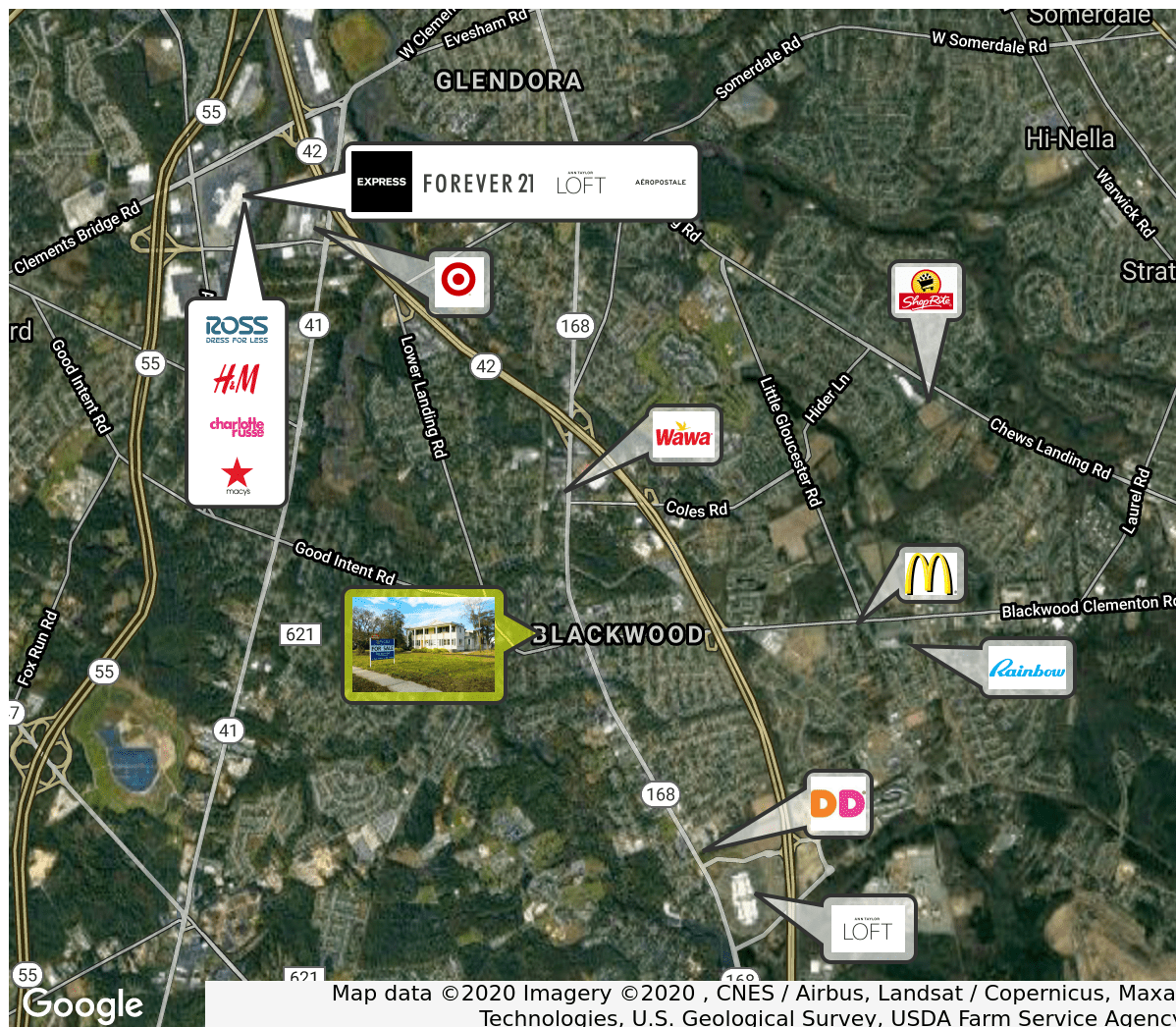


## PROPERTY DESCRIPTION

<b>Location</b>	121 West Church Street Blackwood, NJ 08012
<b>Size / SF Available</b>	17,730 SF
<b>Sale Price</b>	\$675,000
<b>Signage</b>	Monument sign on Church Street
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Former Charter School</li> <li>• 8 large classrooms, multiple, private offices for staff, cafeteria with kitchen</li> <li>• Large fenced parking lot &amp; fenced yard with playground, basketball court, etc.</li> <li>• Close proximity to Route 168 &amp; Route 42/Atlantic City Expressway</li> <li>• Less than 1 mile to Gloucester Twp. Premium Outlets</li> <li>• Situated on 1.62 acres</li> </ul>

## Contact Us

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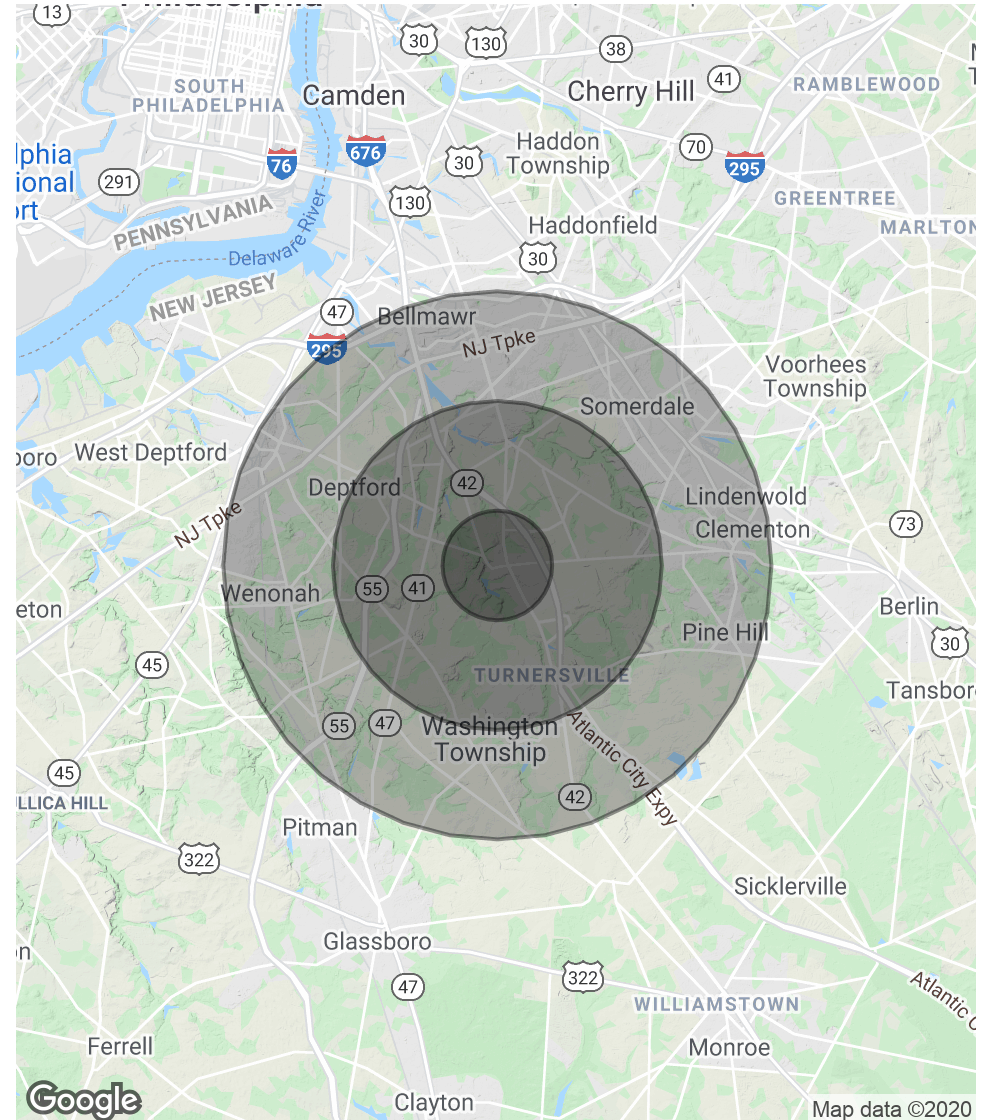
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,015	65,788	204,021
Average age	37.3	37.1	38.4
Average age (Male)	35.9	35.7	37.2
Average age (Female)	37.6	38.3	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,429	24,383	78,034
# of persons per HH	2.9	2.7	2.6
Average HH income	\$73,242	\$82,090	\$76,565
Average house value	\$220,700	\$258,380	\$245,960

\* Demographic data derived from 2010 US Census



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