



+/- 23,000 SF BLACKWOOD PROPERTY AVAILABLE FOR SALE OR LEASE

Multi-Purpose  
Property with  
Excellent  
Visibility



460 NORTH BLACK HORSE PIKE | BLACKWOOD, NJ



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)





## PROPERTY DESCRIPTION

**Location** 460 North Black Horse Pike Blackwood, NJ 08012

**Size / SF Available** +/- 23,000 SF

**Sale/Lease Price** Call for information

**Signage** Excellent visibility and signage opportunity

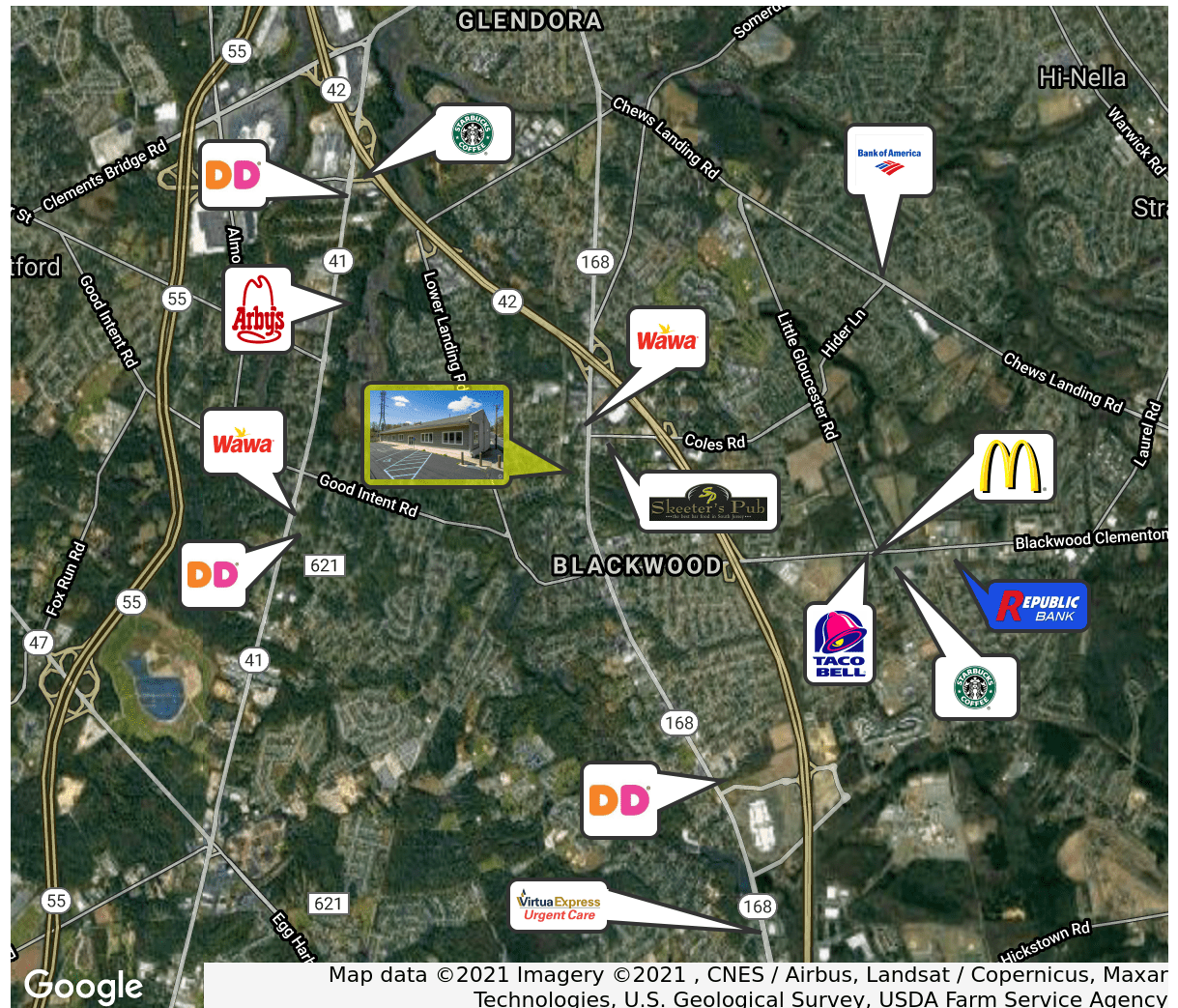
### Property / Area Description

- Situated on +/- 3 Acres
- Warehouse/Flex/Office/Retail Building
- Building is situated directly on the Black Horse Pike with 200 feet of frontage
- Seconds from the Route 42 ramp
- Excellent visibility and signage opportunity
- Fenced in yard for trucks and storage
- Ample parking
- 2 Docks and 1 Drive In for deliveries

## Contact Us

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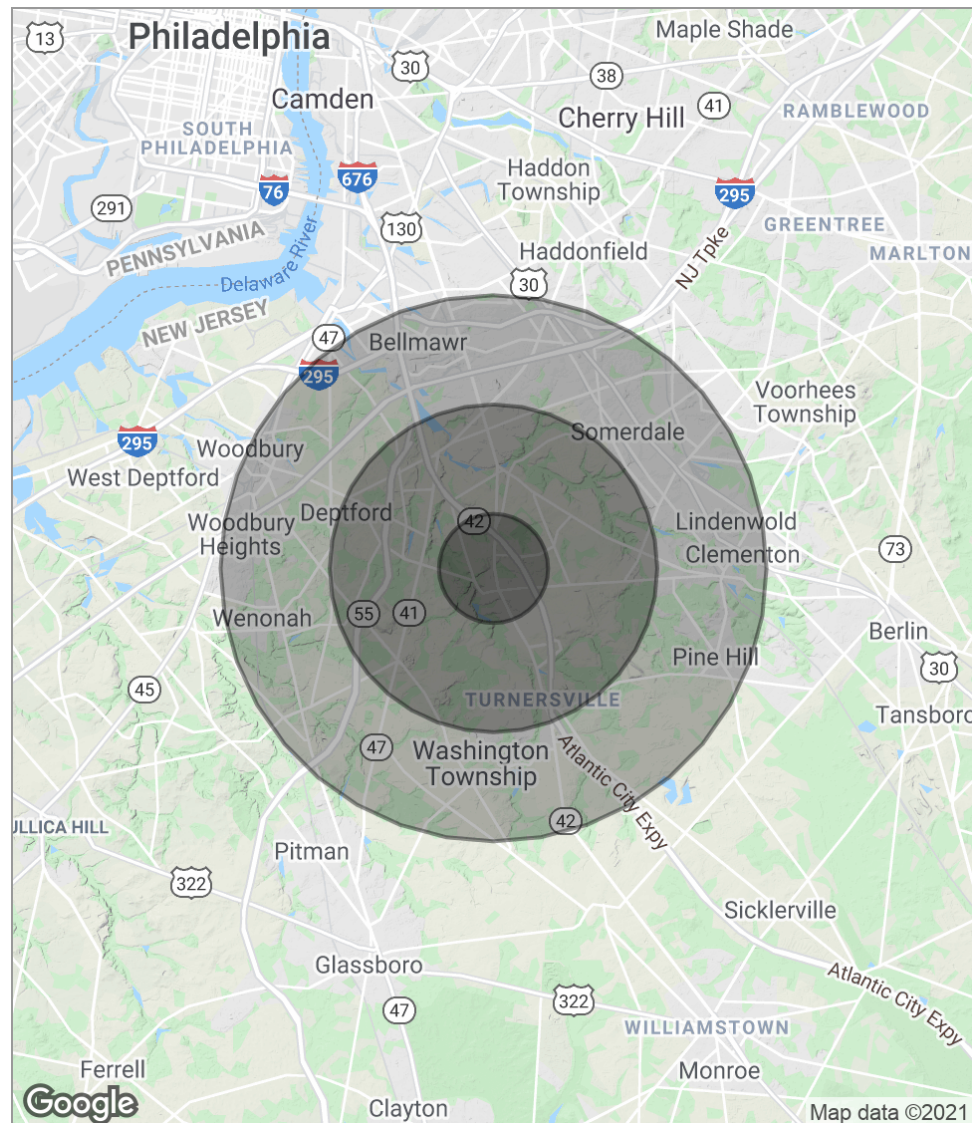
ADDITIONAL PHOTOS



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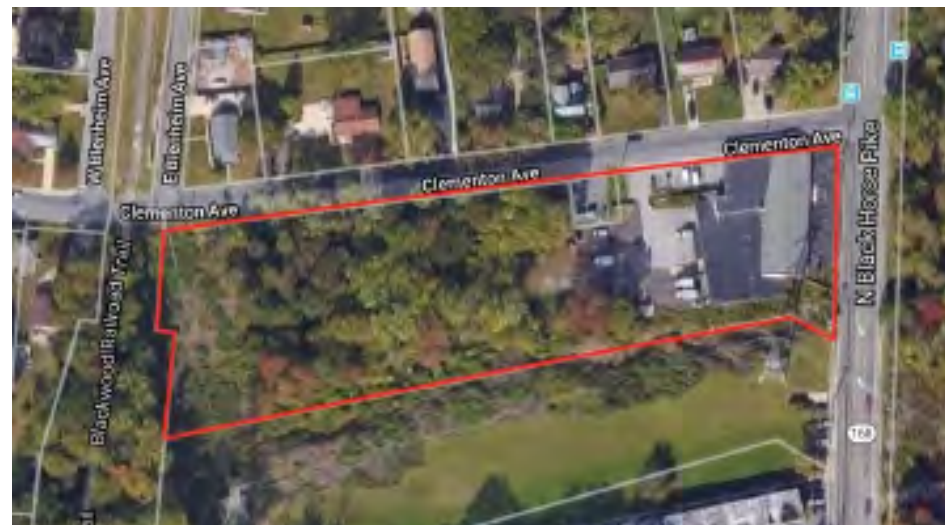


## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,729	68,822	210,394
Median age	38.3	37.4	38.5
Median age (male)	37.7	36.0	37.4
Median age (Female)	38.1	38.7	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,909	25,612	81,297
# of persons per HH	2.7	2.7	2.6
Average HH income	\$72,458	\$80,465	\$75,836
Average house value	\$223,272	\$254,170	\$244,926

\* Demographic data derived from 2010 US Census



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