



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



460 NORTH BLACK HORSE PIKE | BLACKWOOD, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

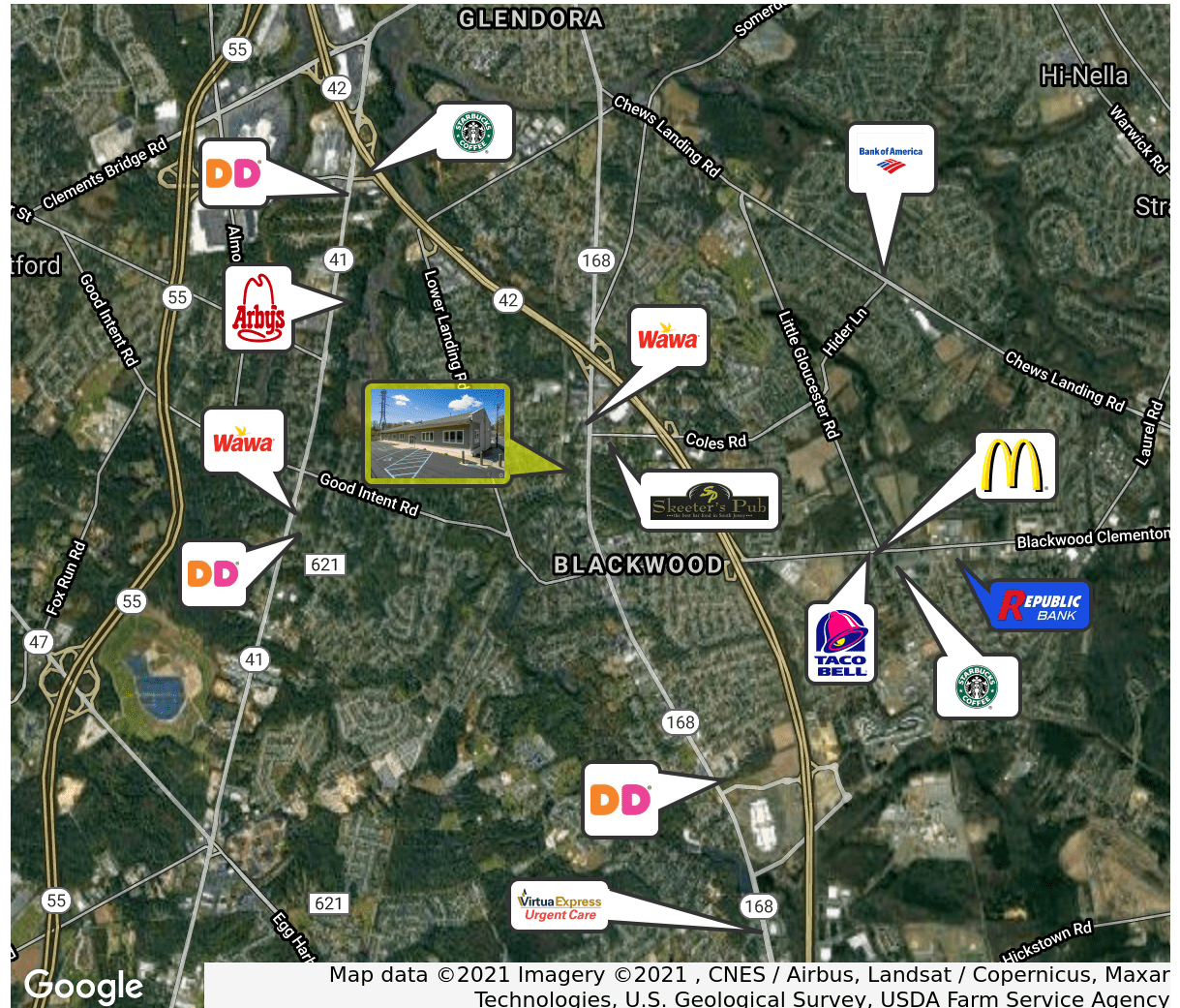


PROPERTY DESCRIPTION

Location	460 North Black Horse Pike Blackwood, NJ 08012
Size / SF Available	+/- 23,000 SF
Lease Price	\$10.00/sf NNN
Sale Price	\$1,599,000
Signage	Excellent visibility and signage opportunity
Property / Area Description	<ul style="list-style-type: none"> Situated on +/- 3 Acres Warehouse/ Flex/ 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 Ample fenced in parking in rear of the building 2 Docks and 1 Drive In for deliveries Roof and HVAC have recently been upgraded

Contact Us

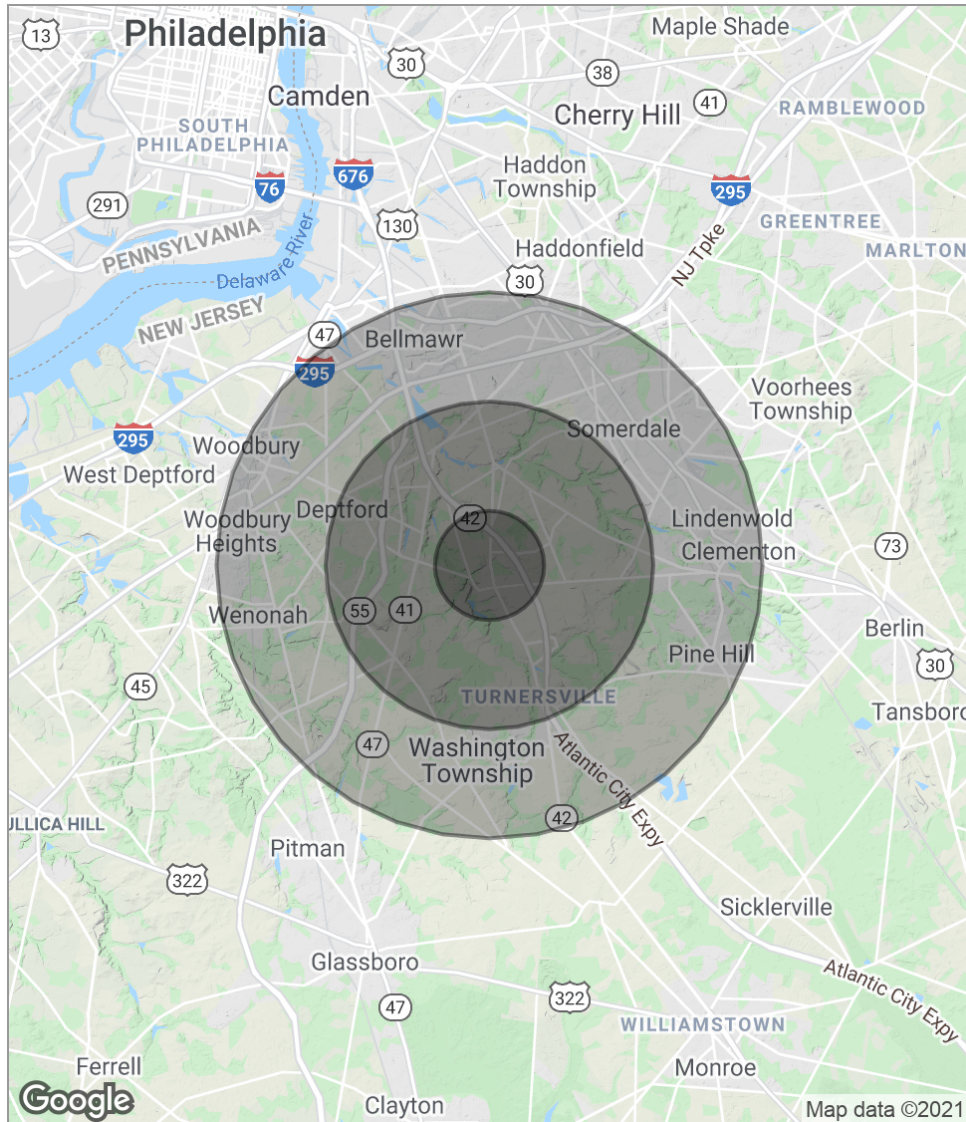
Michael Scanzano
Associate
857.856.6386
mike.scanzano@wolfcre.com



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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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