



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



460 NORTH BLACK HORSE PIKE | BLACKWOOD, NJ



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



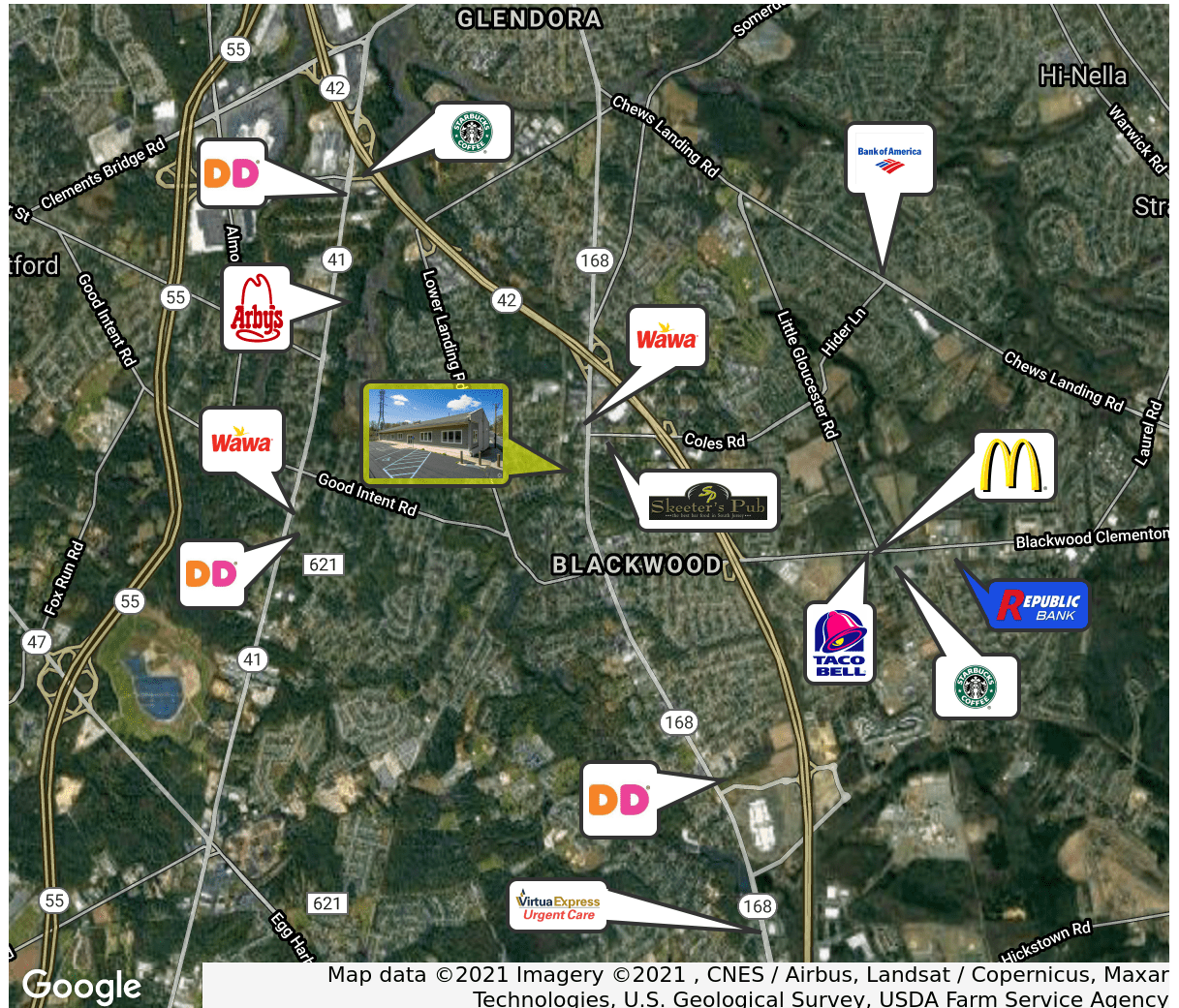


## PROPERTY DESCRIPTION

<b>Location</b>	460 North Black Horse Pike Blackwood, NJ 08012
<b>Size / SF Available</b>	+/- 23,000 SF
<b>Lease Price</b>	\$10.00/sf NNN
<b>Sale Price</b>	\$1,599,000
<b>Signage</b>	Excellent visibility and signage opportunity
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>Situated on +/- 3 Acres</li> <li>Warehouse/ Flex/ Retail Building</li> <li>Building is situated directly on the Black Horse Pike with 200 feet of frontage</li> <li>Seconds from the Route 42 ramp</li> <li>Excellent visibility and signage opportunity</li> <li>Ample fenced in parking in rear of the building 2 Docks and 1 Drive In for deliveries</li> <li>Roof and HVAC have recently been upgraded</li> </ul>

## Contact Us

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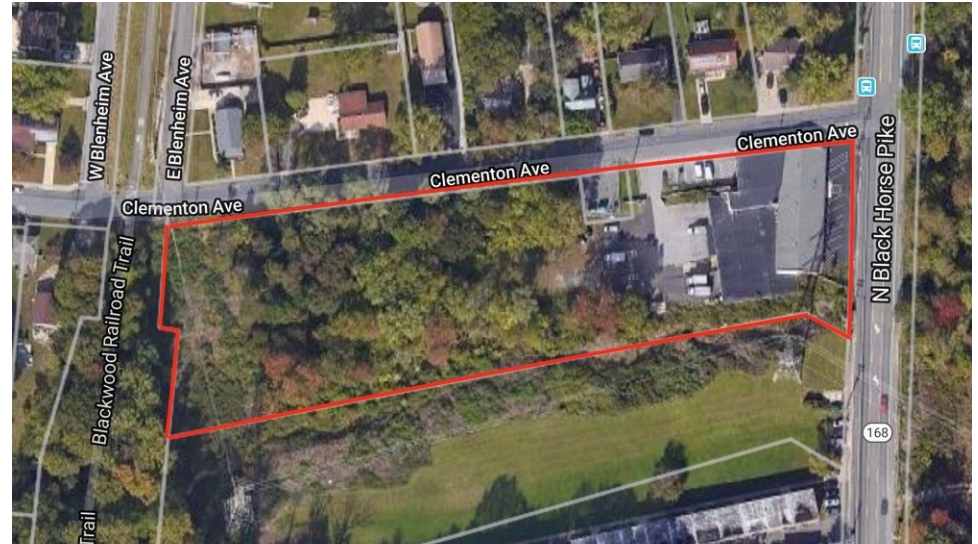


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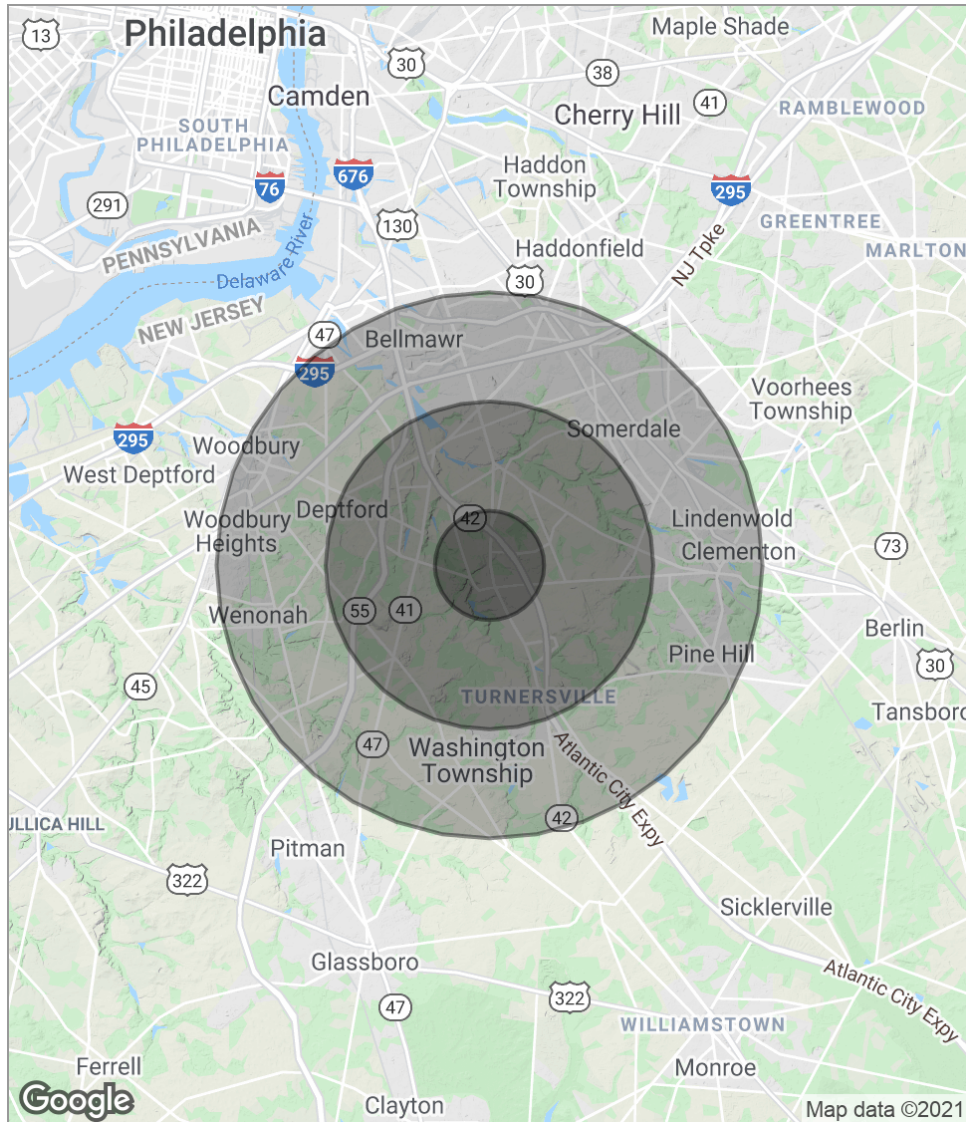
ADDITIONAL PHOTOS



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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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