



## PREMIER CATERING HALL WITH WAREHOUSE INCOME



109 N. BLACK HORSE PIKE | BLACKWOOD, NJ 08012



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



## PROPERTY DESCRIPTION

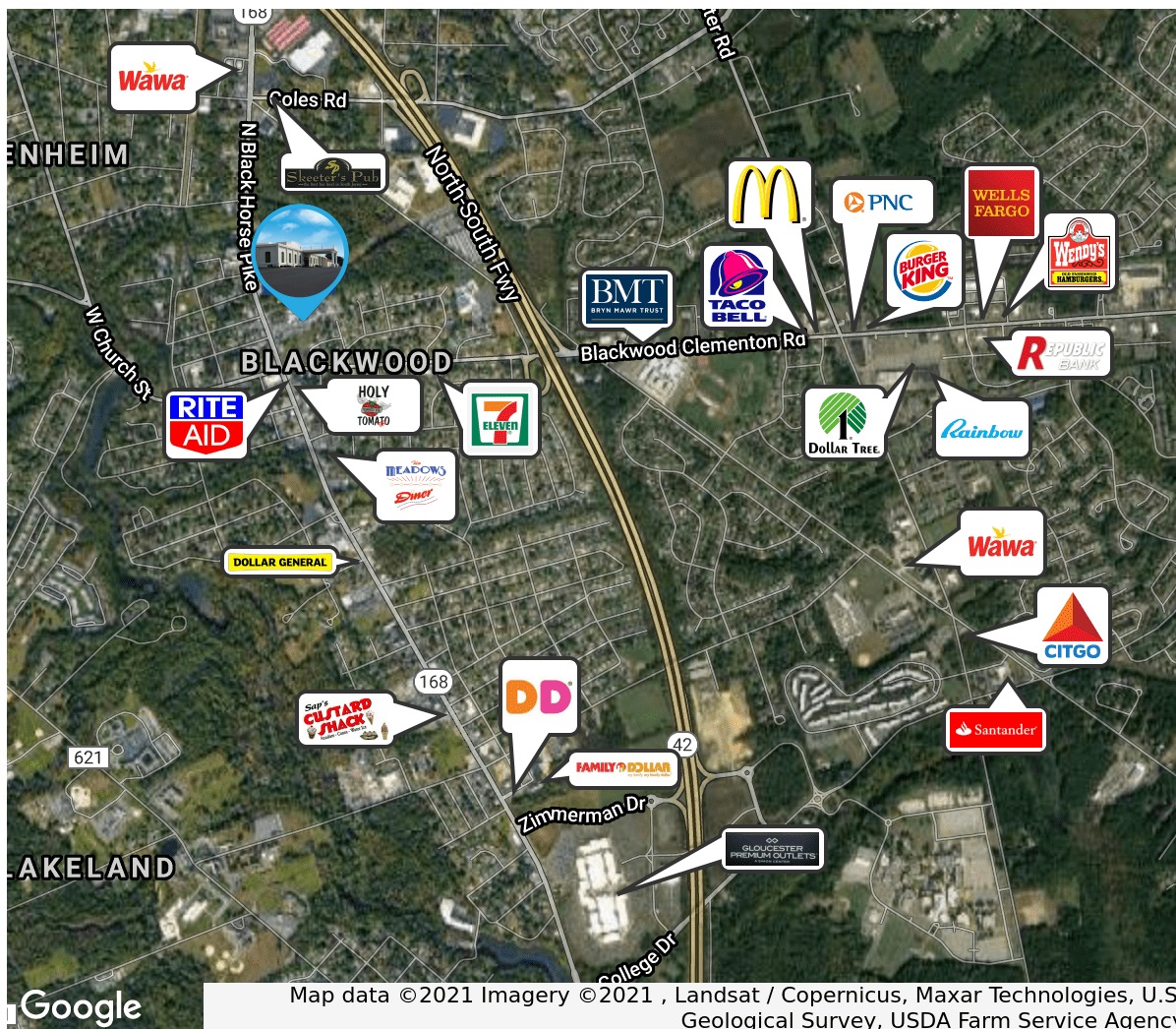
- Location** 109 North Black Horse Pike  
Blackwood, NJ 08012
- Size / SF Available** 54,530 SF
- Sale Price** \$2,700,000
- Property / Area Description**
- The +/- 30,000 SF Banquet Hall area includes:
    - Three (3) catering rooms
    - Multiple bridal suites
    - Warehouse and Private Offices (monthly income of \$6,850)
  - Ample Parking (215 Surface Parking Spaces)
  - Zoning: BW-RD (Blackwood Redevelopment Zone) Gloucester Township
  - Outside Storage Available
  - Possible Church Use
  - Close proximity to Route 42 and Atlantic City Expressway
  - Within minutes of Gloucester Premium Outlets, restaurants, retail and financial institutions

### Utilities:

- Electric: PSEG
- Water & Sewer: Municipal

## Contact Us

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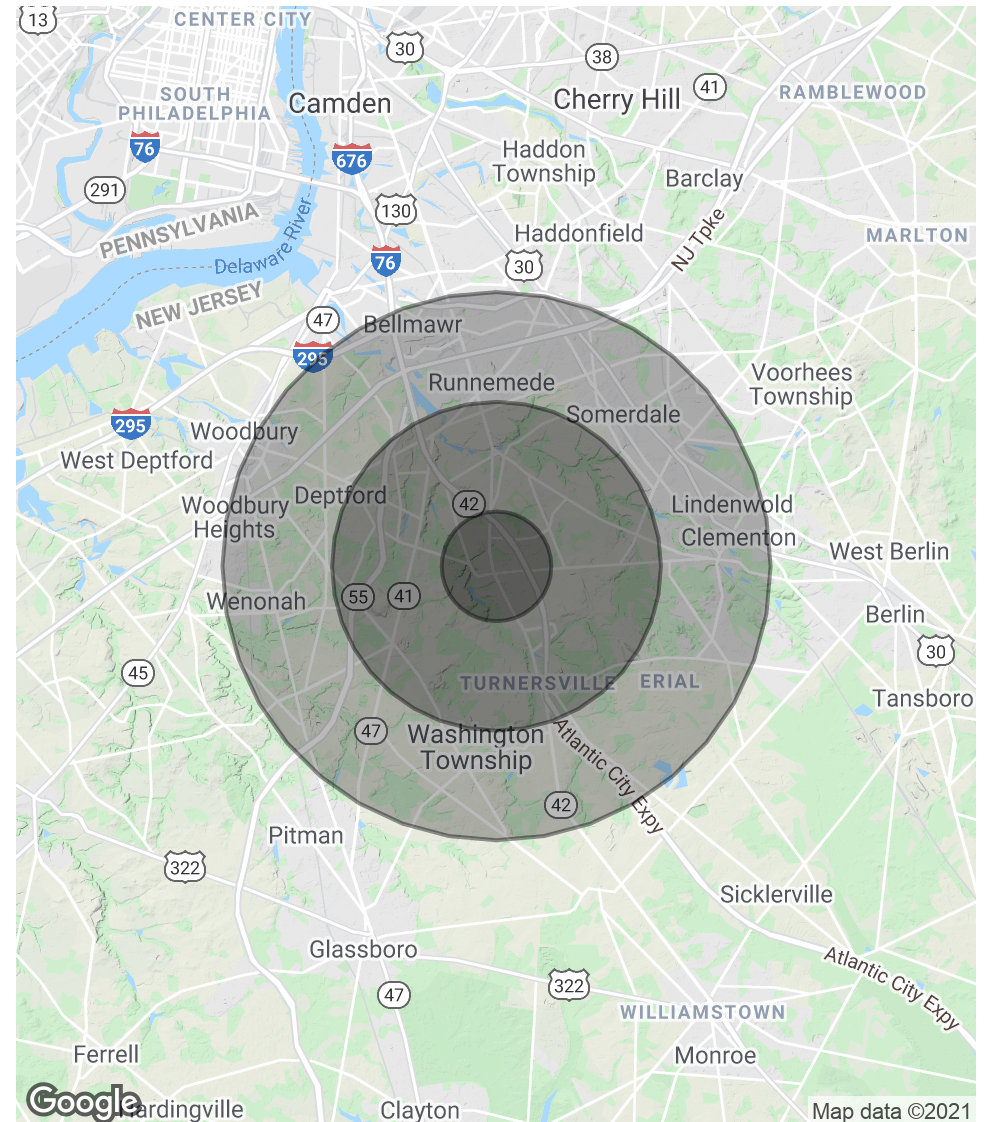
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,715	68,511	209,181
Average age	38.7	37.2	38.3
Average age (Male)	37.3	35.8	37.1
Average age (Female)	38.9	38.4	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,841	25,400	80,207
# of persons per HH	2.7	2.7	2.6
Average HH income	\$72,196	\$81,445	\$75,983
Average house value	\$218,686	\$257,623	\$245,019

\* Demographic data derived from 2010 US Census



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**ADDITIONAL PHOTOS**



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