

# HIGHLY VISIBLE DEVELOPMENT OPPORTUNITY

LARGE  
CORNER LOT  
1.63 ACRES  
AVAILABLE



## 1 SOUTH WHITE HORSE PIKE WATERFORD WORKS, NJ



**Corey Hassman**  
Senior Advisor  
856.261.5812  
[corey.hassman@wolfcre.com](mailto:corey.hassman@wolfcre.com)

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.  
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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



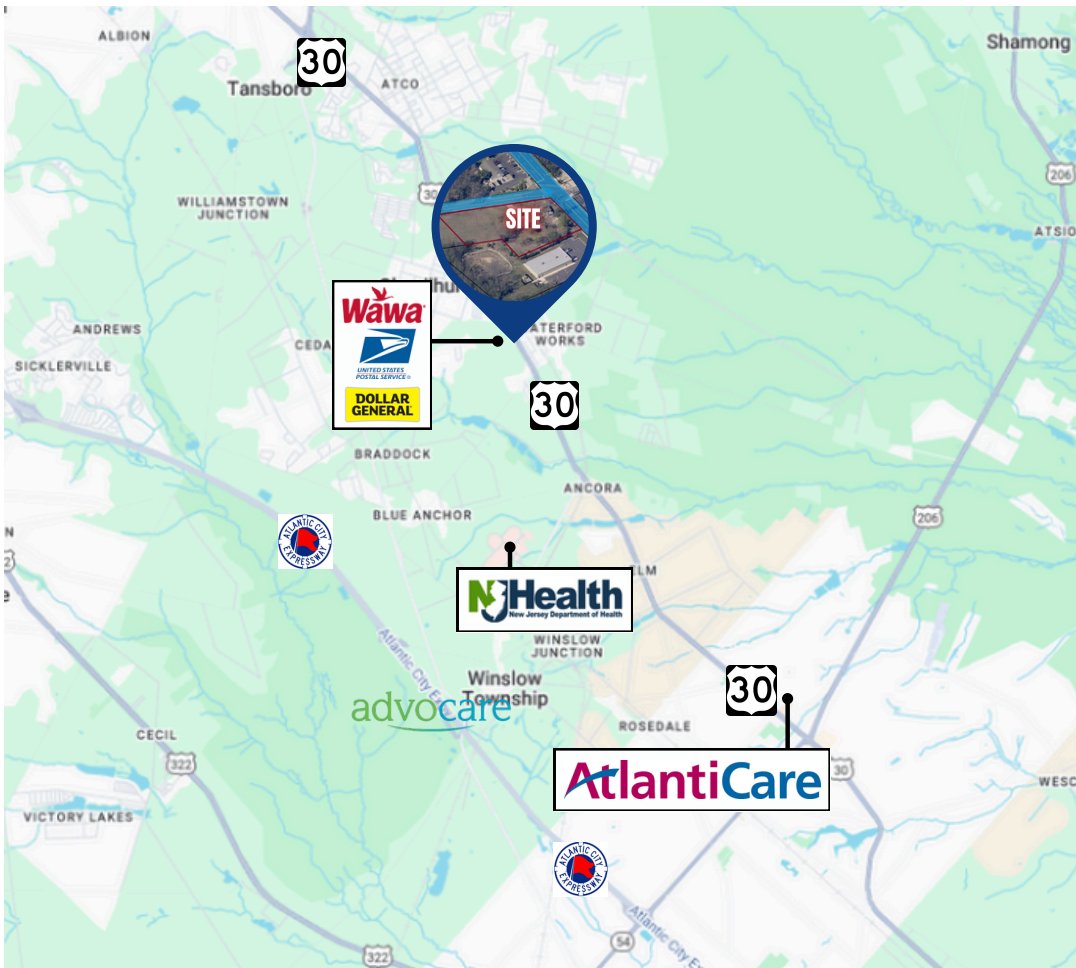
## PROPERTY DESCRIPTION

<b>Location:</b>	1 South White Horse Pike Waterford Works, NJ 08089
<b>Size/SF Available:</b>	+/- 1.63 acre site
<b>Lease Price:</b>	Call for information
<b>Zoning:</b>	PC3

## PROPERTY AREA/HIGHLIGHTS

- Ideal for various retail uses
- Large corner lot situated at busy intersection of White Horse Pike and Pump Branch Road
- Close proximity to AC Expressway
- Directly next to Wawa

## RETAIL MAP & DEMOGRAPHICS



### POPULATION

3 MILES	12,105
5 MILES	29,425

### HOUSEHOLDS

3 MILES	4,520
5 MILES	10,817

### AV. HOUSEHOLD INCOME

3 MILES	\$119,881
5 MILES	\$112,125

### PUBLIC TRANSPORT

NJ TRANSIT	5.3 MI.
AC AIRPORT	27.6
PHL AIRPORT	30.1 MI.

### TRAFFIC COUNTS

- S. WHITE HORSE PIKE
- 13,467 VEHICLES PER DAY

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.