

HIGHLY VISIBLE DEVELOPMENT OPPORTUNITY

1.8 ACRES
FOR SALE,
GROUND
LEASE OR
BUILD-TO-SUIT



50 SOUTH WHITE HORSE PIKE
BERLIN, NJ



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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 50 South White Horse Pike
Berlin, NJ 08009

Size/SF Available: +/- 1.8 acre site

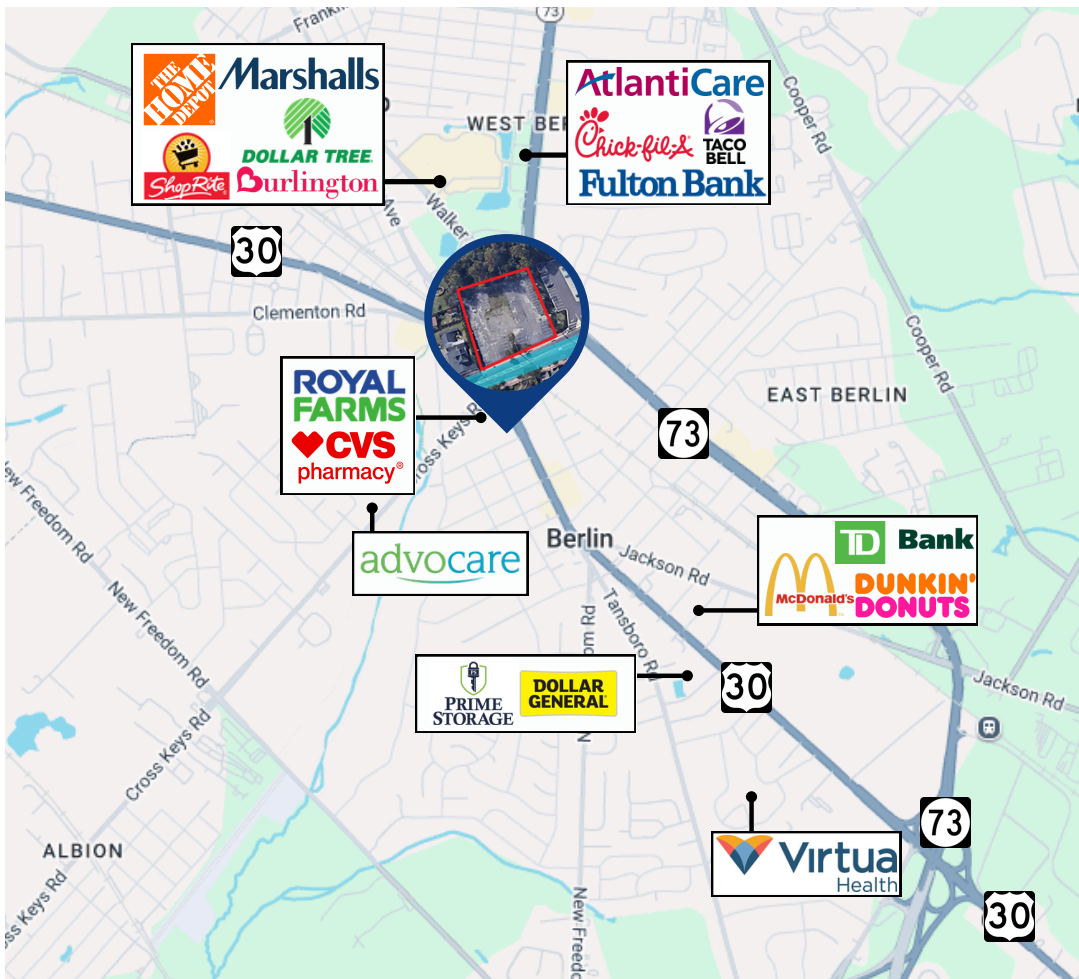
Lease Price: Call for information

Zoning: C-2

PROPERTY AREA/HIGHLIGHTS

- Ideal for medical or retail users like fast-food and coffee
- Situated in affluent and dense population
- Directly off heavily traveled White Horse Pike
- Near busy intersection with over 40,000 vehicles per day
- Close proximity to national retailers: CVS, Walmart, Home Depot, Royal Farms

RETAIL MAP & DEMOGRAPHICS



POPULATION

1 MILE 7,323
3 MILES 44,074

HOUSEHOLDS

1 MILE 2,616
3 MILES 16,718

AV. HOUSEHOLD INCOME

1 MILE \$112,173
3 MILES \$107,661

PUBLIC TRANSPORT

NJ TRANSIT 2.6 MI.
PHL AIRPORT 23.6 MI.

TRAFFIC COUNTS

S. WHITE HORSE PIKE
• 20,303 VEHICLES PER DAY

CROSS KEYS ROAD
• 18,408 VEHICLES PER DAY

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