

76 CROSS KEYS ROAD

Berlin, NJ



PRIME DEVELOPMENT OPPORTUNITY

FOR SALE OR LEASE

2 ACRES



PROPERTY FEATURES

- Sale/Lease Price: Call for information
- Zoned R-1
- Ideal for various uses including but not limited;
 - Childcare Center
 - Residential Development
 - Religious Dwelling
- Situated on highly visible Cross Keys Road (+/-20,000 VPD)
- Easy access to White Horse Pike (Route 30) and Route 73
- Located to various national retailers, healthcare and restaurants within a 5 mile radius

LOCAL MAP & DEMOGRAPHICS



	 AVERAGE HOUSEHOLD INCOME	 POPULATION	 HOUSEHOLDS
1 MILE	\$115,740	7,317	2,818
3 MILES	\$106,745	44,985	17,060
5 MILES	\$108,634	127,296	49,103

NOTABLE BUSINESSES WITHIN A 5 MILE RADIUS

ENTERTAINMENT

- Berlin Brewery
- Primal Kickboxing
- Ritz Cinema
- Monster Mini Golf
- Digger Land
- Saharas Sam's

HEALTHCARE

- Virtua Health
- Jefferson Hospital
- AtlantiCare
- Advocare

RETAILERS

- Walmart
- Home Depot
- Dollar Tree
- Berlin Farmers Market
- PetSmart
- Target
- ShopRite

RESTAURANTS/FAST FOOD

- King of Pizza
- Filomena Cucina
- McDonald's
- Chick-fil-A
- Dunkin Donuts
- Starbucks

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