



**FOR
SALE**

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1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003



Little Pond Townhomes
81 Units Under Construction

**+/- 3.39 AC
Available**

COMMERCIAL LAND APPROVED FOR RETAIL
1110 CHEWS LANDING ROAD, CLEMENTON, NJ 08021



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PROPERTY SUMMARY

Asking Sale Price: \$1,500,000

Acreage: +/- 3.39 AC

Approval: Up to +/- 20,000 SF of Retail

Parking: Approved for +/- 87 Spaces

Zoning: C-1

PROPERTY HIGHLIGHTS

+ The site is surrounded by dense residential neighborhoods, shopping centers, and is in close proximity to Jefferson Health, Camden County College, Gloucester Premium Outlets, and downtown Blackwood. This location benefits from strong traffic counts, established consumer demand, and is ideal for users seeking visibility, accessibility, and a presence in one of South Jersey's most active commercial corridors

+ The C-1 zoning allows for a variety of neighborhood and highway commercial uses. This site is ideal for numerous commercial opportunities including QSRs, day cares, medical offices, retail, or a mixed-use commercial concept

+ Conveniently located near major regional thoroughfares including Route 42, the AC Expressway, and Black Horse Pike, and is easily accessible to the Lindenwold High Speed Line Main Station. Township approvals are already in place, offering a rare shovel-ready opportunity in a high-traffic location with strong demographics

+ Strategically located commercial development site directly adjacent to the Little Pond townhome community with 81 units, with construction already underway by JS Hovnanian, Mount Laurel

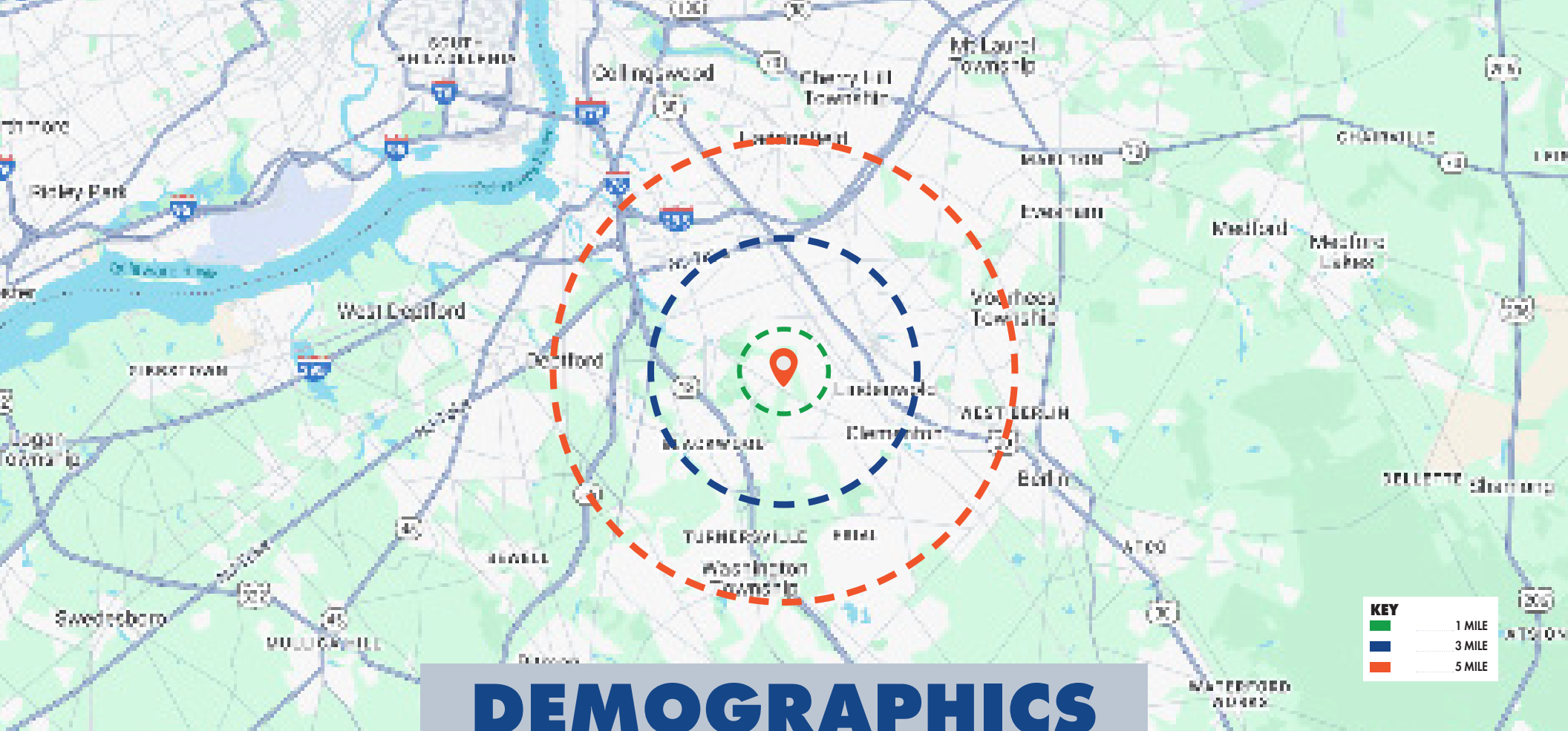


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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	12,952	99,369	220,845
PROJECTED 2029	12,832	99,989	221,453

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	5,493	41,007	86,422
PROJECTED 2029	5,448	40,847	86,535

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$99,611	\$92,455	\$109,720
MEDIAN INCOME	\$74,978	\$72,775	\$87,318



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NEARBY AMENITIES

DINING

- Boswood Bagels
- Don Tequila Bar
- Dunkin
- Matts Pizza
- Muellers Ice Cream
- OZAKI Asian Cuisine
- Popeyes
- Tony Bella Pizza & Pasta
- Villa Russo Pizzeria

RETAIL/GROCERY

- Shoprite
- Hair Cuttery
- URGE Fitness
- Inspira Urgent Care
- Mavis Discount Tire
- Sunoco
- Giant Fitness
- Glen Oaks Liquor
- AutoZone
- Wawa
- ModWash
- Storage Box Central
- Extra Space Storage



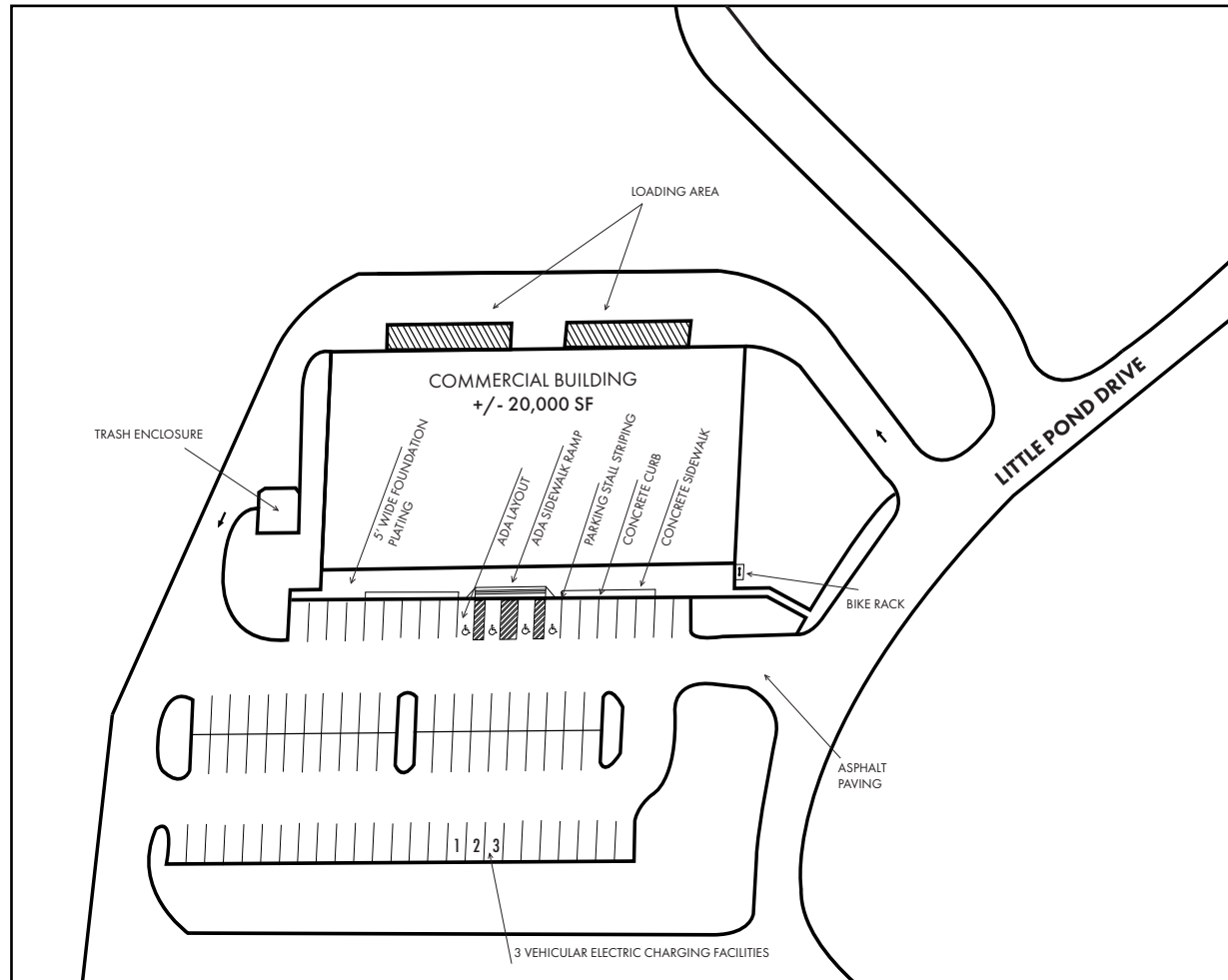
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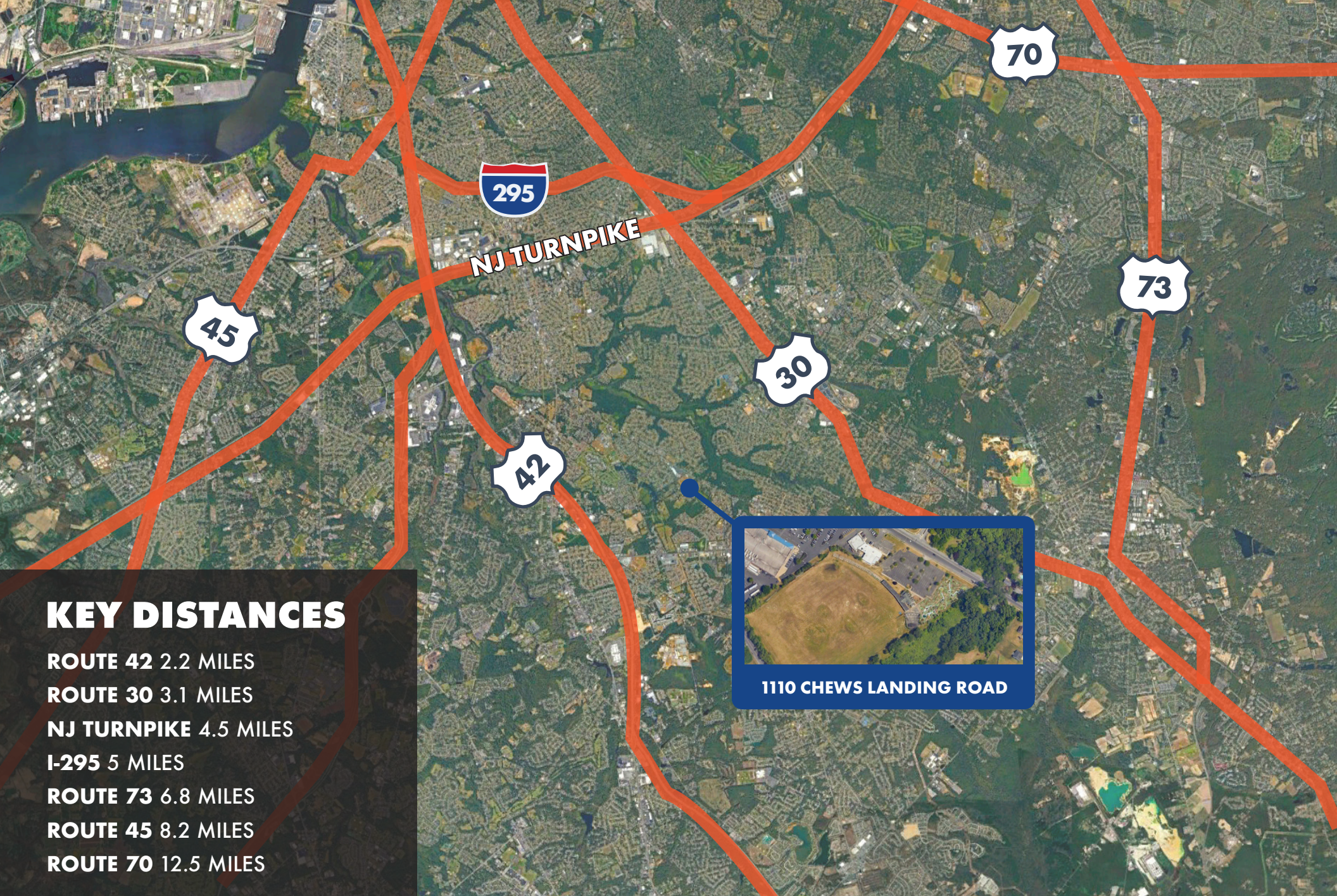
PROPOSAL



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KEY DISTANCES

- ROUTE 42 2.2 MILES
- ROUTE 30 3.1 MILES
- NJ TURNPIKE 4.5 MILES
- I-295 5 MILES
- ROUTE 73 6.8 MILES
- ROUTE 45 8.2 MILES
- ROUTE 70 12.5 MILES



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