

FOR LEASE

JOIN NATIONAL CONVENIENCE/ GAS

240 WHITEHORSE PIKE
ATCO, NEW JERSEY

AVAILABLE

NATIONAL
CONVENIENCE / GAS
COMING SOON!

WHITE HORSE PIKE | ROUTE 30

CW HAINES BLVD.



DRONE VIDEO

3.5 ACRES AVAILABLE
GROUND LEASE OR BUILD-TO-SUIT





FACTS

- Regionally accessible via Route 30 Whitehorse Pike and Highway 73
- Located at hard corner with traffic light .
- Within walking distance to Atco Train Station
- 3.5 Acres Available
- Zoned PHB - Planned Highway Business District
- Located in Haines Blvd. Redevelopment Area
- Single Use and Multi Tenant Opportunities
- Public Utilities in Place

SEEKING

- Car Wash
- QSR's
- Medical Uses
- Child Daycare
- Self Storage
- IOS Usage
- Fast Casual and full service restaurants
- Automobile service and repair facilities
- New and used automobile and truck sales.
- Light manufacturing and warehousing
- Retail and personal service uses

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	5,221	26,987	79,593
2030 Population Projection	5,313	27,251	80,071
Change (%)	0.35%	0.19%	0.12%
HOUSEHOLDS			
2025 Households	2,269	10,415	29,506
2030 Households Projection	2,363	10,693	30,148
HOUSEHOLD INCOME			
2025 Average HH Income	\$119,151	\$123,255	\$123,033

PRICING: CALL FOR QUOTE

**NATIONAL BRAND
CONVENIENCE/GAS
COMING SOON!**

**FOR ILLUSTRATION
PURPOSES ONLY
BUILD-TO-SUIT OR GROUND LEASE**

PROPOSED CONVENIENCE STORE
9350 GEN-2 CST
4,816 SF

47 PARKING SPACES

PROPOSED RETAIL STORE
15,750 SF
122 PARKING SPACES

PROPOSED TRASH
ENCLOSURE

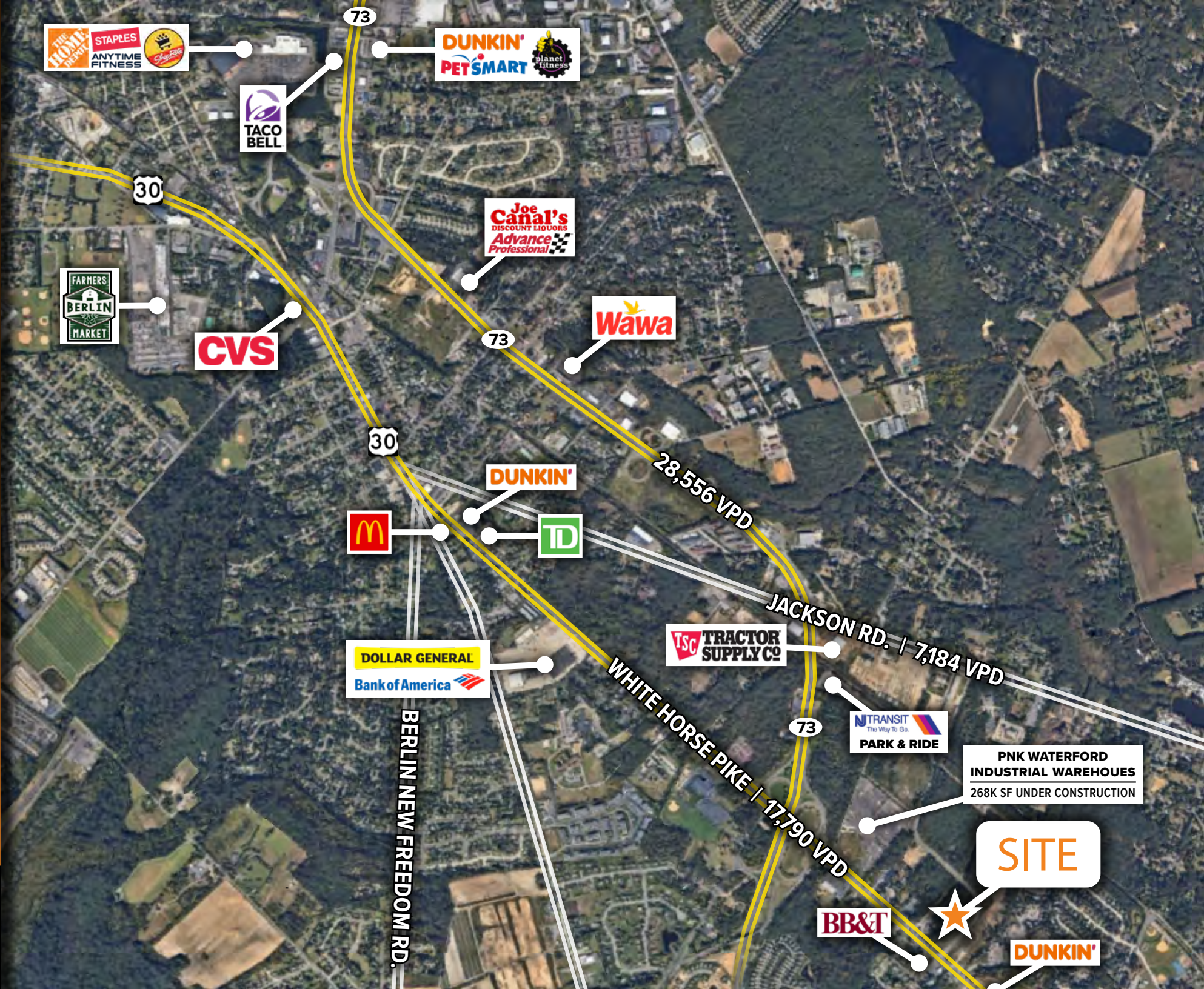
PROPOSED
LOADING AREA

PROPOSED RIGHT
INGRESS / RIGHT
EGRESS DRIVEWAY

C. WILLIAMS HAINES BLVD

PROPOSED FULL
MOVEMENT DRIVEWAY

CONCEPT PLAN



SITE

DUNKIN'

BB&T

NTRANSIT
The Way To Go.
PARK & RIDE

TSC TRACTOR
SUPPLY CO.

DOLLAR GENERAL
Bank of America

TD

McDonald's

DUNKIN'

Wawa

Joe Canal's
DISCOUNT LIQUORS
Advance
Professional

TACO
BELL

CVS

FARMERS
BERLIN
MARKET

STAPLES
ANYTIME
FITNESS

DUNKIN'
PETSMART
planet
fitness

PNK WATERFORD
INDUSTRIAL WAREHOUSES
268K SF UNDER CONSTRUCTION

JACKSON RD. | 7,184 VPD

WHITE HORSE PIKE | 17,790 VPD

BERLIN NEW FREEDOM RD.

30

73

73

73

30

REGIONAL ACCESS AERIAL

TSC TRACTOR
SUPPLY CO

NTRANSIT
The Way To Go.
PARK & RIDE

73

73

CW HAINES BLVD.

WHITE HORSE PIKE | ROUTE 30

RIGHT IN/OUT
ON ROUTE 30

FULL MOVEMENT ON
WILLIAM HAINES BLVD.

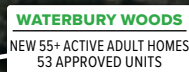
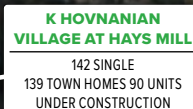
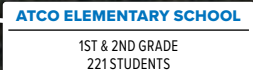
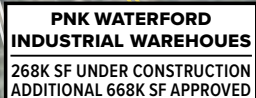
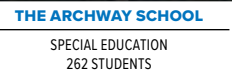




BERLIN BOROUGH/ TWP

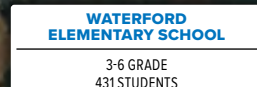
2,025 BUILDING PERMITS
ISSUED THROUGH 10/25

30 SINGLE FAMILY
51 MULTIFAMILY



WINSLOW TOWNSHIP ELEMENTARY SCHOOL ENROLLMENT

KINDERGARTEN - 6TH GRADE
2,300 STUDENTS







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