

FOR LEASE

PRIME PAD SITES AVAILABLE

240 WHITEHORSE PIKE
ATCO, NEW JERSEY

WHITE HORSE PIKE | ROUTE 30

CW HAINES BLVD.



DRONE VIDEO

4.98 ACRES AVAILABLE





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
- 4.98 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
- Gas/ Convenience Store

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

**WHITE HORSE PIKE
(ROUTE 30)**

**NATIONAL BRAND
CONVENIENCE/GAS**

**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 KIOSK (2-TYP.)

PROPOSED TRASH
ENCLOSURE

PROPOSED
LOADING AREA

PROPOSED RIGHT
INGRESS / RIGHT
EGRESS DRIVEWAY

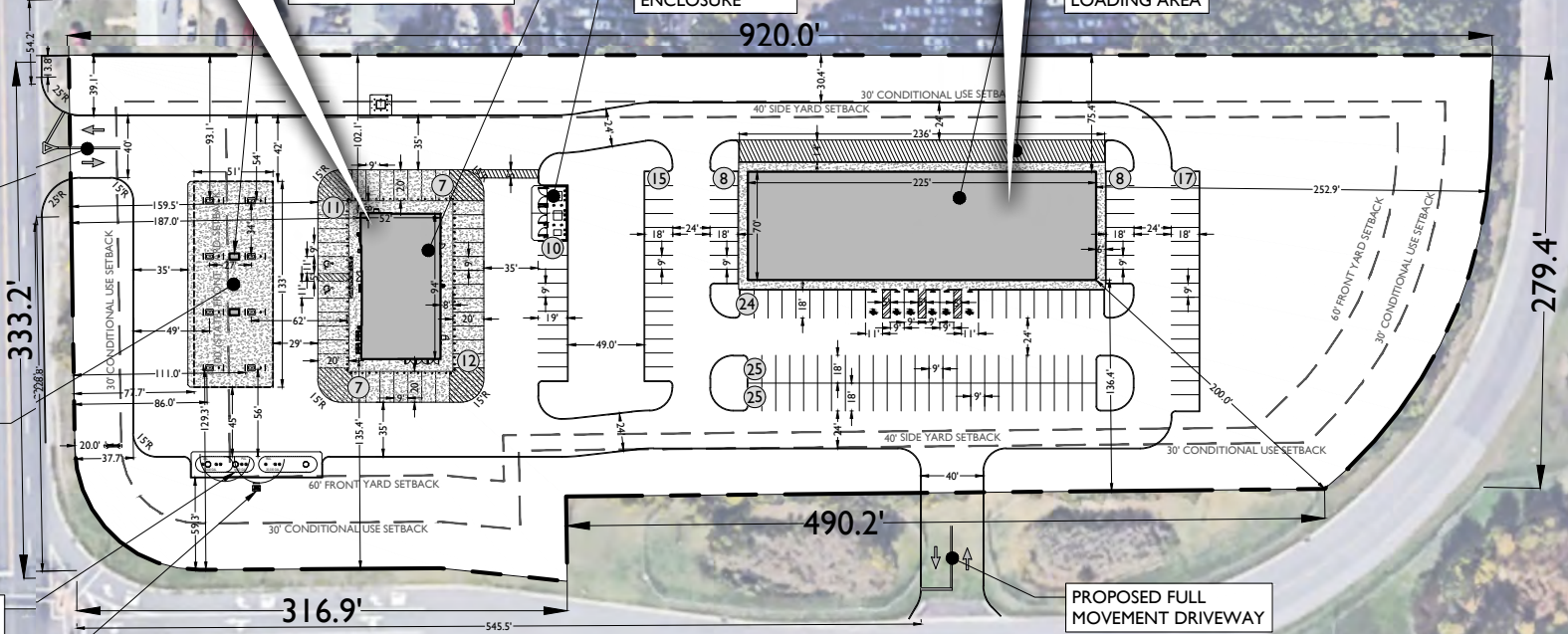
PROPOSED GAS
SERVICE (8-MPD'S)

PROPOSED
FUEL TANKS

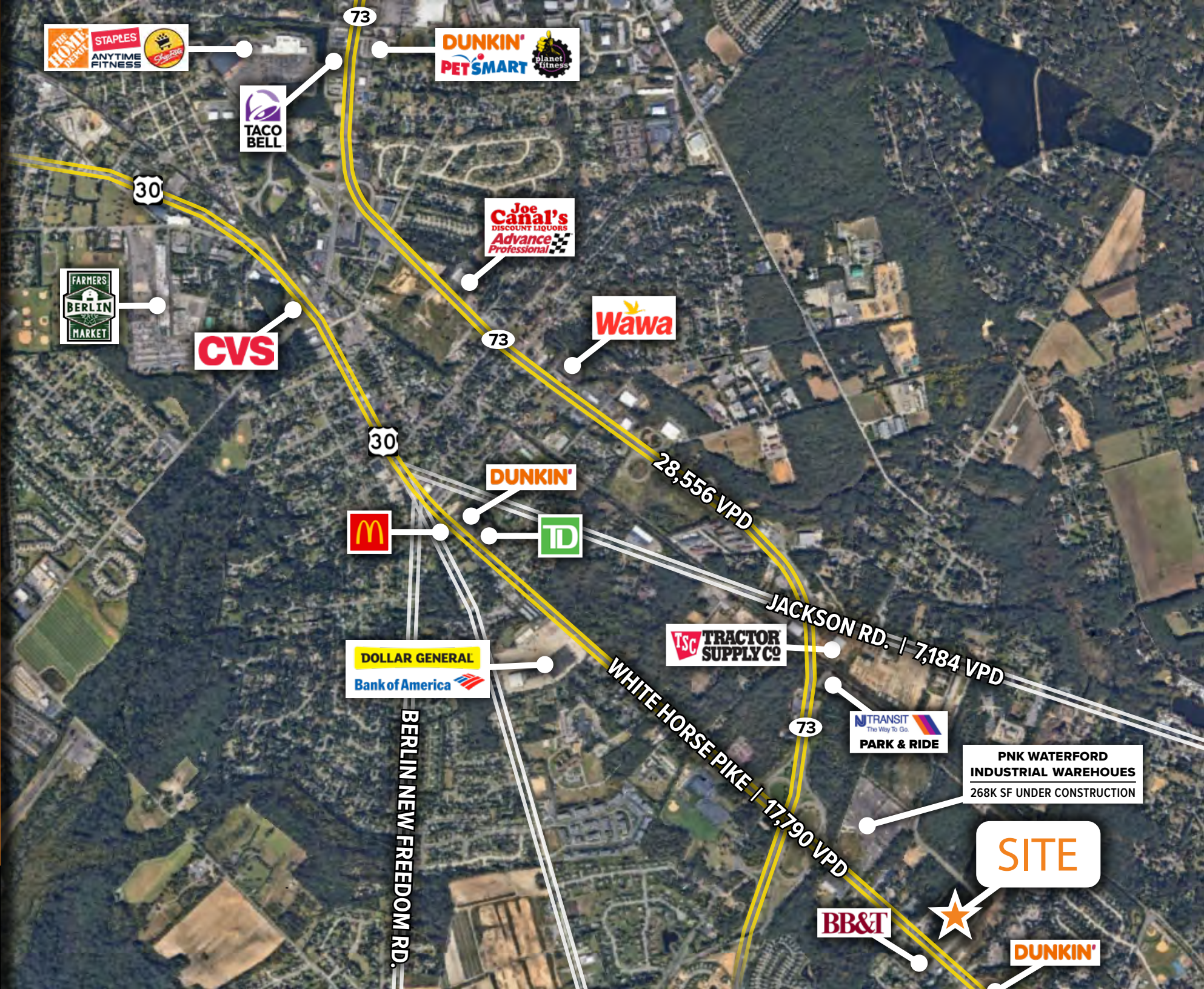
PROPOSED
VENT STACKS

C. WILLIAMS HAINES BLVD

PROPOSED FULL
MOVEMENT DRIVEWAY



CONCEPT PLAN



STAPLES
ANYTIME FITNESS

DUNKIN'
PETSMART
planet fitness

TACO BELL

Joe Canal's
DISCOUNT LIQUORS
Advance Professional

Wawa

FARMERS
BERLIN
MARKET

CVS

DUNKIN'

28,556 VPD

McDonald's

TD

JACKSON RD. | 7,184 VPD

DOLLAR GENERAL
Bank of America

TSC TRACTOR SUPPLY CO.

WHITE HORSE PIKE | 17,790 VPD

N TRANSIT
The Way To Go.
PARK & RIDE

PNK WATERFORD
INDUSTRIAL WAREHOUSES
268K SF UNDER CONSTRUCTION

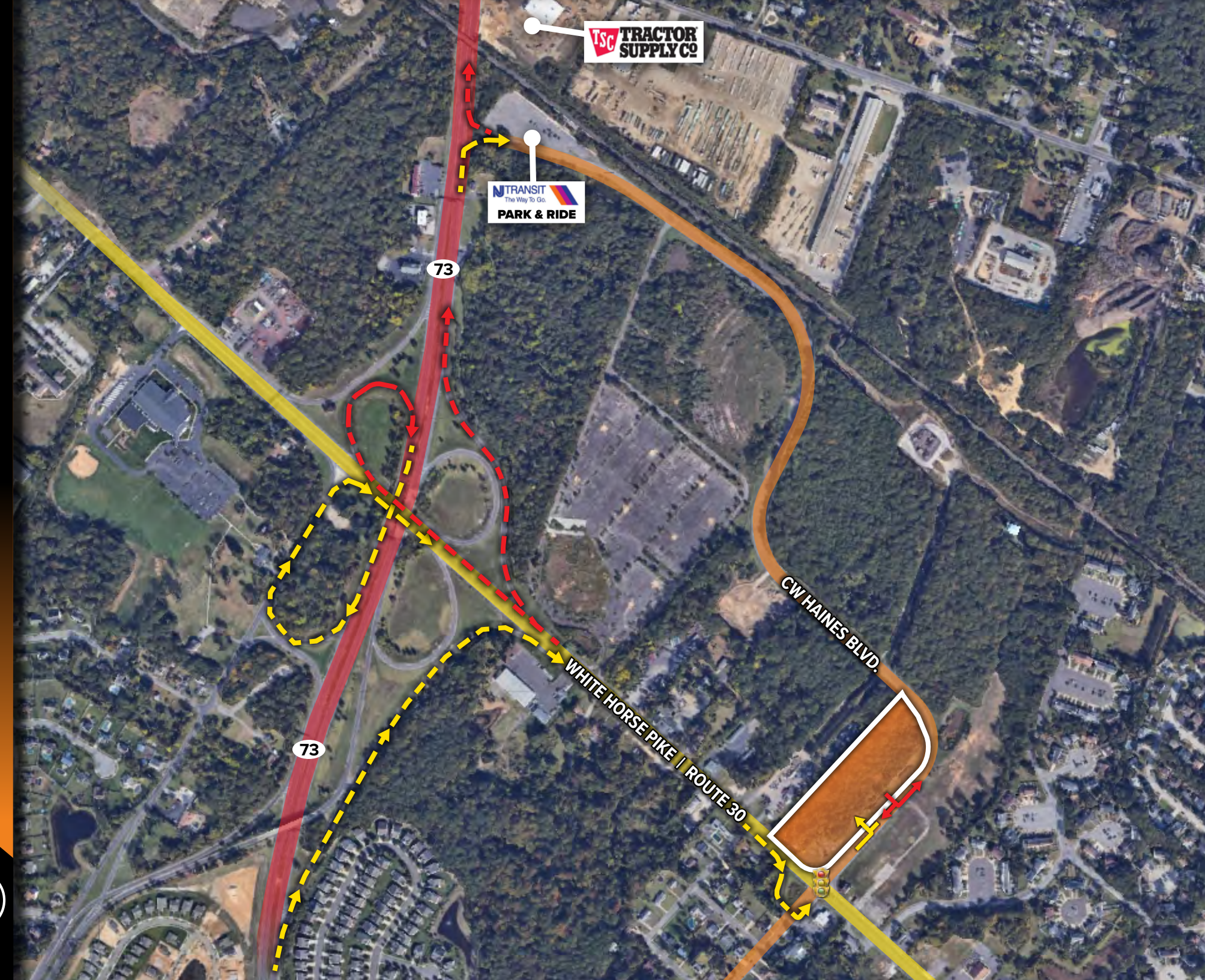
SITE

BB&T

DUNKIN'



REGIONAL ACCESS AERIAL



73

73

WHITE HORSE PIKE | ROUTE 30

CW HAINES BLVD.

NTRANSIT
The Way to Go
PARK & RIDE

TSC TRACTOR
SUPPLY CO



BERLIN BOROUGH/ TWP

2,025 BUILDING PERMITS ISSUED THROUGH 10/25

30 SINGLE FAMILY
51 MULTIFAMILY

30

73

NTRANSIT
The Way To Go
PARK & RIDE

TSC TRACTOR SUPPLY CO
OPENED 2020

THE ARCHWAY SCHOOL
SPECIAL EDUCATION
262 STUDENTS

PNK WATERFORD INDUSTRIAL WAREHOUES
268K SF UNDER CONSTRUCTION
ADDITIONAL 668K SF APPROVED

HAINES BLVD. REDEVELOPMENT AREA
EARMARKED FOR 240 AFFORDABLE HOUSING UNITS

WOODLAND VIEW
NEW RENTAL COMMUNITY
95 TOWN HOMES
13 APARTMENTS
FULLY LEASED AS OF OCTOBER 2025

JACKSON ROAD

THOMAS RICHARDS EARLY CHILDHOOD CENTER
PRE K- KINDERGARTEN
257 STUDENTS

NEW FREEDOM ROAD

TANSEBORO ROAD

73

SITE

ATCO ELEMENTARY SCHOOL
1ST & 2ND GRADE
221 STUDENTS

WHITE HORSE PIKE | 17,790 VPD

K HOVNANIAN VILLAGE AT HAYS MILL
142 SINGLE
139 TOWN HOMES 90 UNITS UNDER CONSTRUCTION

WATERBURY WOODS
NEW 55+ ACTIVE ADULT HOMES
53 APPROVED UNITS

WINSLOW TOWNSHIP ELEMENTARY SCHOOL ENROLLMENT
KINDERGARTEN - 6TH GRADE
2,300 STUDENTS

WINSLOW TOWNSHIP MIDDLE SCHOOL
7-8 GRADE
790 STUDENTS

WINSLOW TOWNSHIP ELEMENTARY SCHOOL #2
4-6 GRADE
344 STUDENTS

WINSLOW TOWNSHIP HIGH SCHOOL
9-12 GRADE
1,299 STUDENTS

WINSLOW TWP EARLY CHILDHOOD EDUCATION CENTER
PRE-K
73 STUDENTS

PAPARONE, INC RAVELLO
48 TOWN HOMES

PAGANO
12 DUPLEXES (24 UNITS)

WATERFORD ELEMENTARY SCHOOL
3-6 GRADE
431 STUDENTS



SITE PHOTOGRAPHY





**FOR MORE INFORMATION PLEASE CONTACT:
JOEL DICKER, FIRST VICE PRESIDENT**
908.610.8488 | JOEL@BENNETTREALTYLLC.COM



**OR CONTACT:
JOHN BOTHNER, ASSOCIATE**
732.947.4224 | JBOTHNER@BENNETTREALTYLLC.COM



BENNETT REALTY & DEVELOPMENT
LICENSED REAL ESTATE BROKERS
NJ, NY, CT, PA

NEW JERSEY
51 E. MAIN STREET
HOLMDEL, NJ 07733

PH 732.837.4060
FAX 732.963.2433
W BENNETTREALTYLLC.COM

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales, lease or financing, or withdrawal without notice.