

6.8 ACRES COMMERCIAL LAND | FOR SALE

Prime Land | 2000 N. Black Horse Pike | Gloucester Twp NJ 08029 | Camden County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



6.8 ACR
Total Footprint

4.79 ACRE
Developable

IMMEDIATE
Availability

SALE PRICE
Upon Request

PROPERTY INFORMATION

- Approx. 4.79 acres available in 6.8 acres vacant commercial land, previously approved for a Hotel Use
- Zoned NC but it's located in a redevelopment overlay
- Located at signalized intersection with excellent visibility and access along densely populated trade area Black Horse Pike commercial corridor with excellent traffic counts of 14,042 vehicles per day
- Ideal location for Gas/Convenience, Public Self Storage, Restaurant (QSR), Retail, Automotive Service, and Medical/Dental Uses

Demographics	1 Mile	3 Miles	5 Miles
Population	10,790	93,075	254,421
Average HH Income	\$109,043	\$116,655	\$118,371
Total Businesses	259	2,753	8,311
Number of Employees	1,999	28,207	85,629
Traffic Counts	Black Horse Pike.: 14,042 VPD Rt. 42: 107,416 VPD • Lower Landing Rd.: 6,438 VPD		

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL



LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 081926

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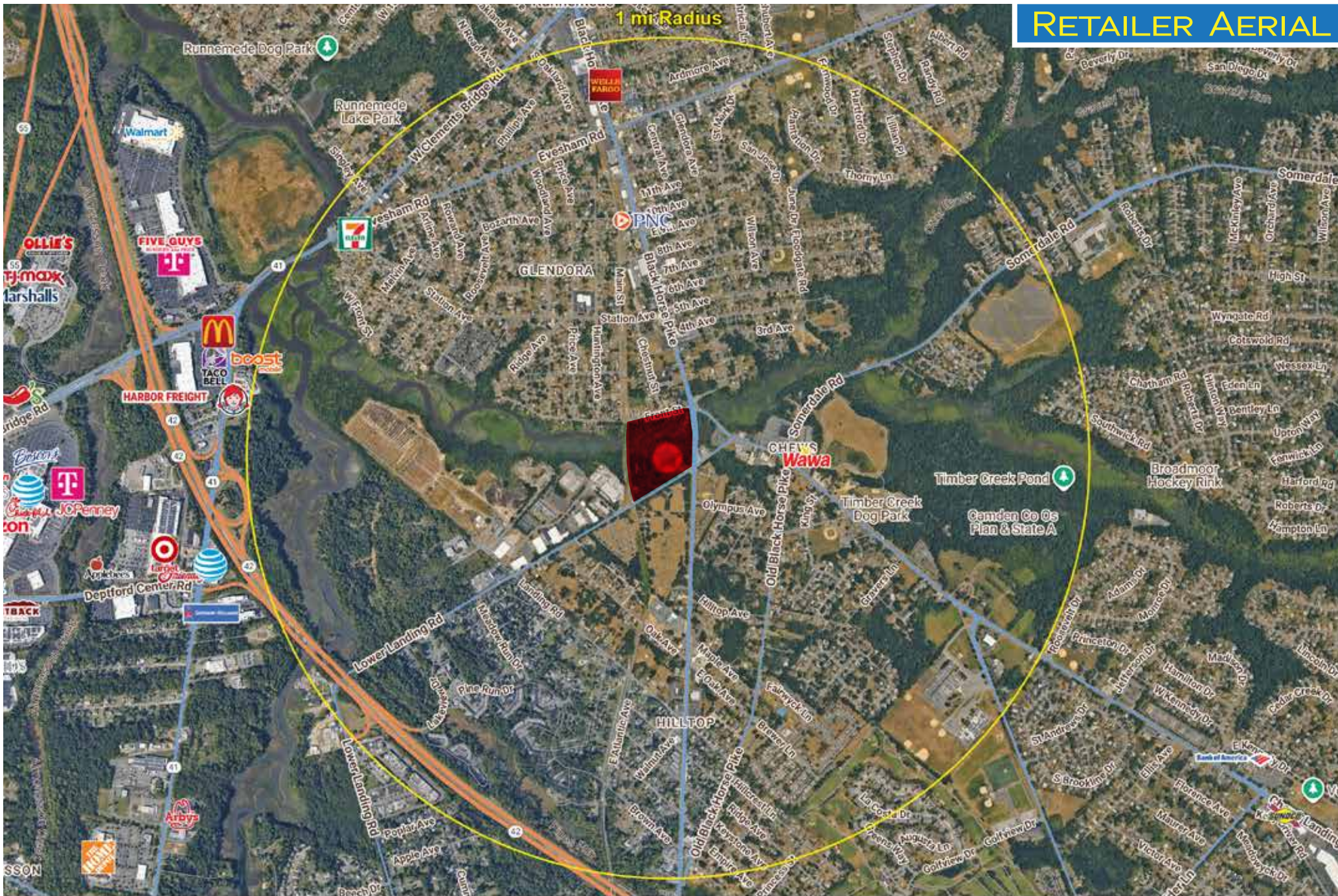
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RETAILER AERIAL



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COMMERCIAL REAL ESTATE

SITE PLAN

BRANCH BIG TIMBER CREEK

WETLANDS

WETLANDS TO BE DEED RESTRICTED (2.28 ACRES ±)

WOODLANDS TO BE DEED RESTRICTED (2.28 ACRES ±)

PROPOSED 73-ROOM HOTEL 12,301 SF FOOTPRINT

BLACK HORSE PIKE

LOWER LANDING ROAD

LOT 2

LOT 4

LOT 5

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

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LOT 2

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	10,790	93,075	254,421
Projected Population (2030)	10,595	93,229	256,205
Projected Annual Growth (2025 to 2030)	-0.4%	0.1%	0.1%

Households & Growth

Households (2025)	4,478	37,558	103,720
Projected HH (2030)	4,468	38,294	106,654
HH Growth with Children (2025 to 2030)	25.6%	27.2%	27.9%

Income

Average HH Income (Est. 2025)	\$109,043	\$116,655	\$118,371
Median HH Income (2025)	\$97,481	\$96,895	\$95,146

Daytime Population

Total Businesses (2025)	259	2,753	8,311
Number of Employees (2025)	1,999	28,207	85,629

Education

High School Graduate	38.3%	33.5%	31.1%
Some College	16.3%	19.8%	18.6%
Bachelor Degree	22.1%	22.1%	23.1%
Graduate	10.1%	10.0%	12.5%

Traffic Counts:

Black Horse Pike.: 14,042 VPD
Rt. 42: 107,416 VPD • Lower Landing Rd.: 6,438 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP

