

912 S Black Horse Pike

Gloucester Township, NJ 08012

±5.47 AC Land Available For Sale

NOW ON THE MARKET!



**LAND
FOR SALE**

Black Horse Pike 12,468 AADT

Lakeland Road

Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

912 S Black Horse Pike

Gloucester Township, NJ 08012

±5.47 AC Land Available For Sale

Highlights

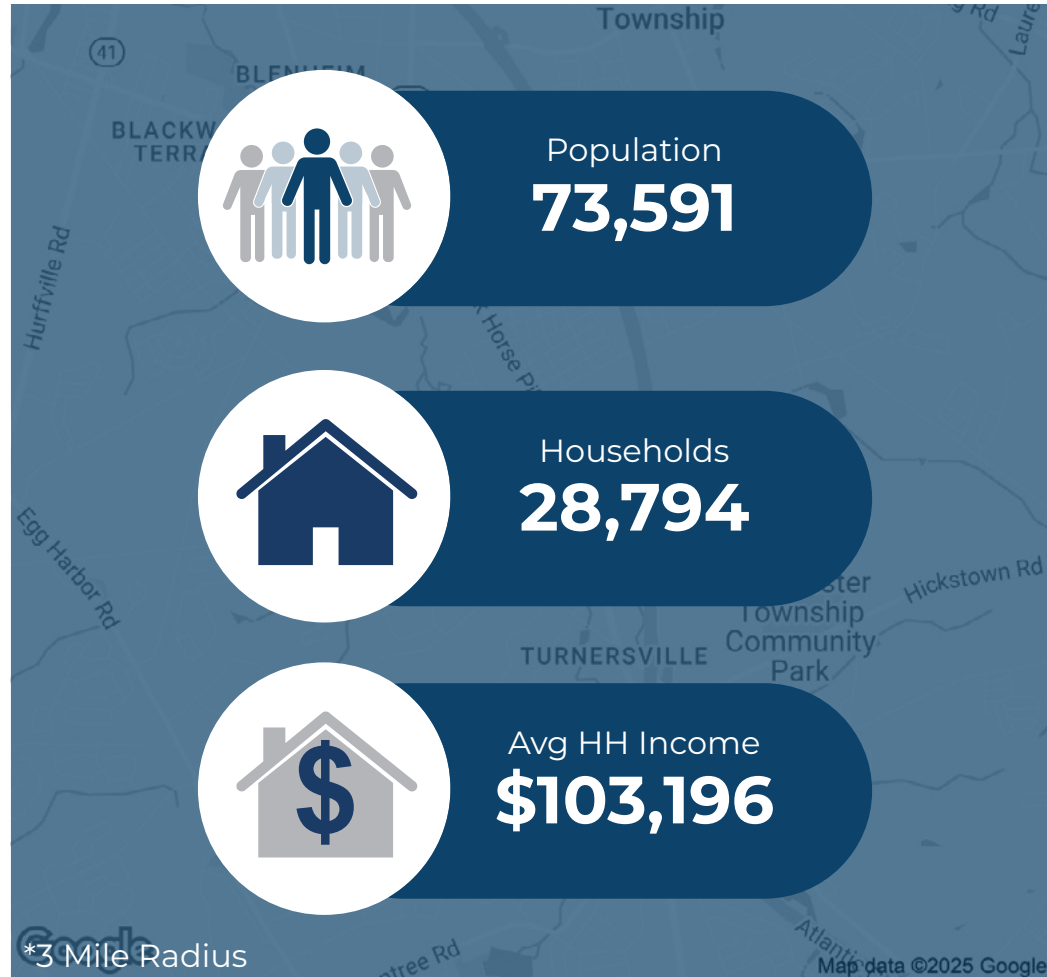
- Opportunity to join strong growth market in Blackwood, NJ - Gloucester County
- Multiple configurations available for a developer to build multiple pads with drive thru or retail pad users seeking self-development
- Flat ground with retail commercial zoning, utilities & a traffic light intersection
- Less than half a mile to Gloucester Premium Outlets attracts most national retail tenants with almost 90 retailers and approximately 376,000 SF
- Perfectly suited on Black Horse Pike is the community retail corridor running parallel to Route 42
- Zoning NC: Neighborhood Commercial

JOIN THESE MAJOR LOCAL AREA RETAILERS



Demographic	1 Mile	3 Miles	5 Miles
Population	8,188	73,591	208,416
Households	3,047	28,794	81,587
Avg HH Income	\$107,615	\$103,196	\$124,875
Daytime Employees	3,401	42,063	98,499

NOW ON THE MARKET!



Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

912 S Black Horse Pike

Gloucester Township, NJ 08012

±5.47 AC Land Available For Sale

About Gloucester Township

Situated approximately 15 miles southeast of Philadelphia, Gloucester Township spans about 24 square miles and has a population nearing 66,000 residents. The township benefits from its strategic location within the Philadelphia metropolitan area, providing businesses with access to over 30% of the nation's population within an overnight drive.

Economically, Gloucester Township is robust, with total retail sales reaching approximately \$733 million in 2022. The median household income stands at \$103,196 within a 3-mile radius, and the area boasts a well-educated workforce, with 94.6% of residents aged 25 and over having at least a high school diploma.

The township is home to over 500 businesses with more than 1,000 acres of developable commercial and industrial land. Gloucester Township offers ample opportunities for business growth and development.



NOW ON THE MARKET!

Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

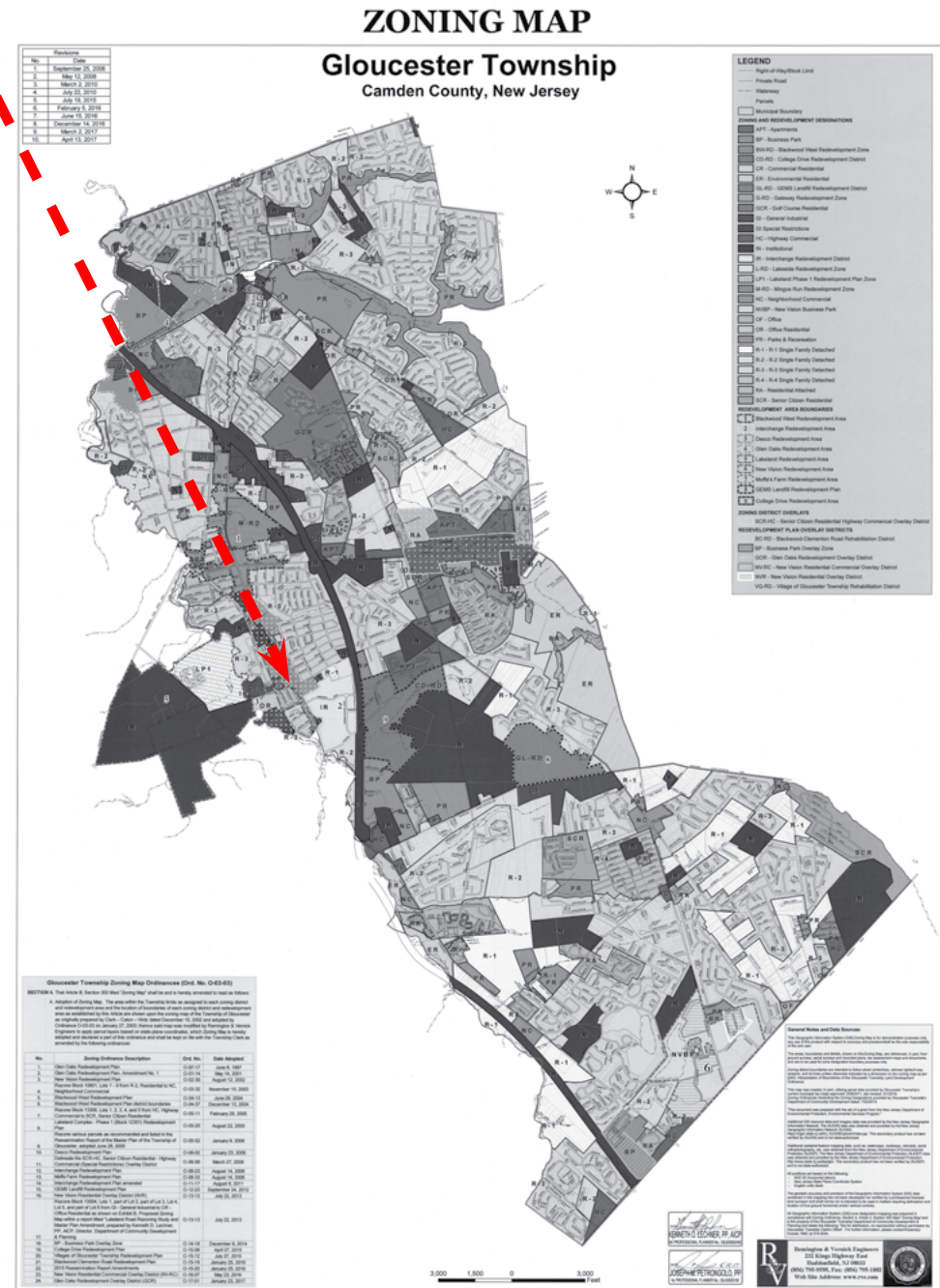
c. 484-948-5217

★ Neighborhood Commercial (NC) District

Sec. 500-415. - Use regulations.

Permitted uses. In the NC District, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

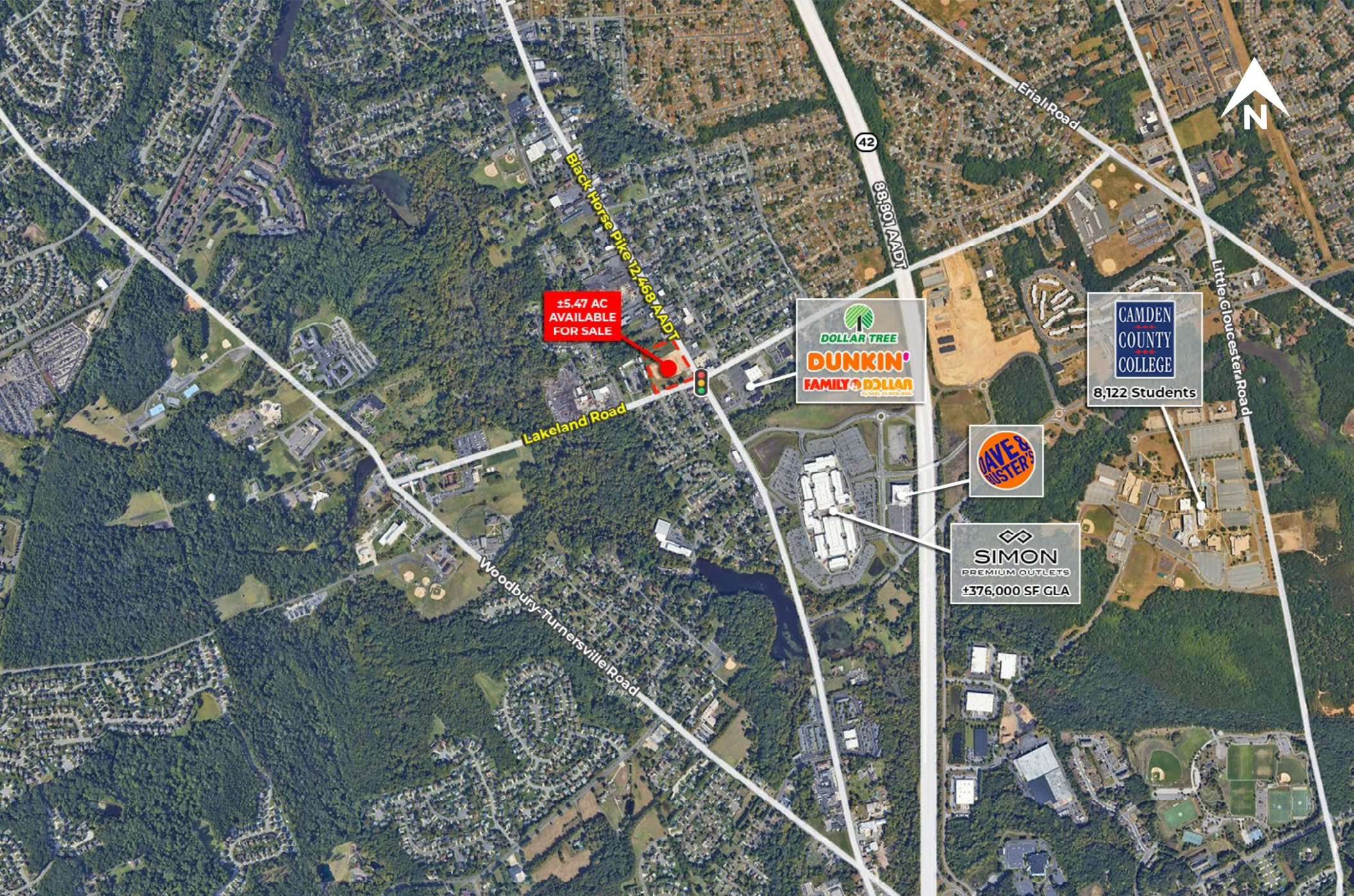
1. Appliance, electronics sales and service shops, video and multimedia sales and rentals, recorded music and computer software sales.
2. Art or artisan studio, galleries, antique stores, and thrift shops.
3. Banks and other financial offices, including drive-through facilities.
4. Clothing and clothing accessory stores.
5. Funeral homes.
6. Grocery, bakery, ice cream, convenience, drug, liquor, and dry goods stores; card, gift and flower shops.
7. Hardware, paint, plumbing, and electrical supply stores, but not to include lumberyards, homecenters or masonry supply stores.
8. Health and fitness centers.
9. Indoor recreation and leisure facilities.
10. Lighting, carpet, and furniture stores.
11. Musical instrument stores.
12. Personal sales and services.
13. Professional, real estate, and insurance offices.
14. Restaurants, luncheonettes, coffee shops, take-out shops and other eating establishments, excepting fast-food restaurants.
15. Parks and playgrounds.
16. Municipal use and other governmental offices.



Zoning



Zoom Aerial



Local Aerial

