

**A 17.6-Acre Mixed-Use Development
Opportunity Near the Atlantic
City Expressway**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	8,565	56,415	167,530
Median HH Income	\$112,399	\$102,818	\$89,711
Average HH Income	\$150,910	\$131,385	\$120,876

**Contact Chuck Sturges at 215-534-0694
or uslandman@comcast.net**

Perfectly Located In A Master-Planned Community

- 17.6-acre mixed use development opportunity – part of Wilton’s Corner
- Adjacent to over 1,800 homes and a day care center
- Zoning allows a wide variety of uses
- Located at the signalized intersection of Cross Keys Road and Erial Road in Sicklerville, NJ
- Less than two miles from the Cross Keys exit (Exit 41) of the Atlantic City Expressway
- Short drive to Routes 30, 73 and the Black Horse Pike
- Easy access to surrounding communities of Washington, Deptford, Voorhees, Marlton and Berlin

AVAILABILITIES

NAME	BLOCK & LOT	ACREAGE	ZONING
■ Town Center 1	Block 306.03, Lot 1	10.1 +/-	CM
■ Town Center 3	Block 304, Lots 3 & 3.0	7.5 +/-	CM

WILTON’S CORNER

■ TOWN CENTER ■

Cross Keys Road & Erial Road, Sicklerville, NJ

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The foregoing information was furnished by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Heritage Commercial Group shall not be liable for any use of this information or actions taken in reliance thereon.

FOR SALE OR LEASE

17.6 Acres For Mixed-Use Development



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