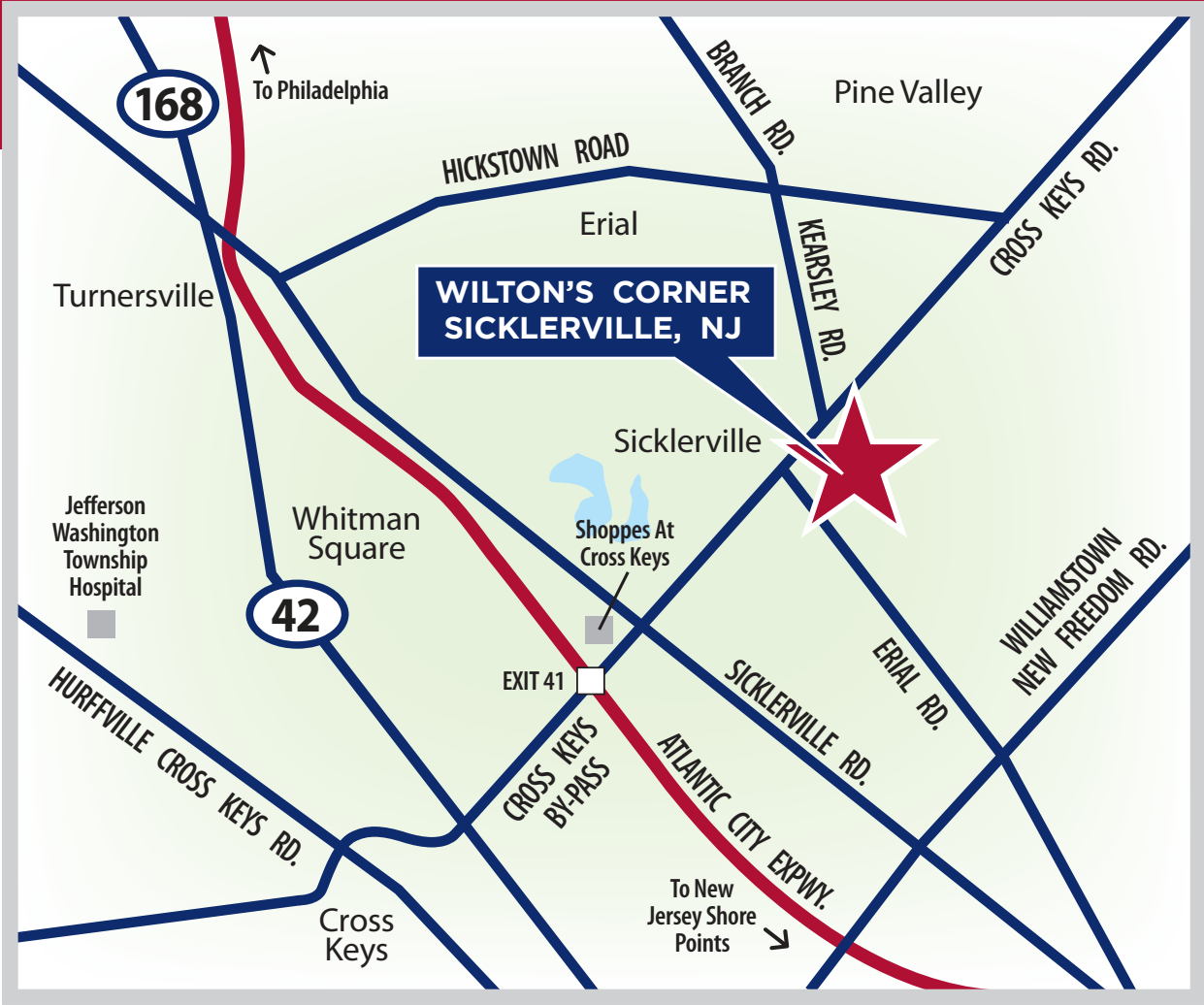


FOR SALE OR LEASE
46 Acres For Mixed-Use Development



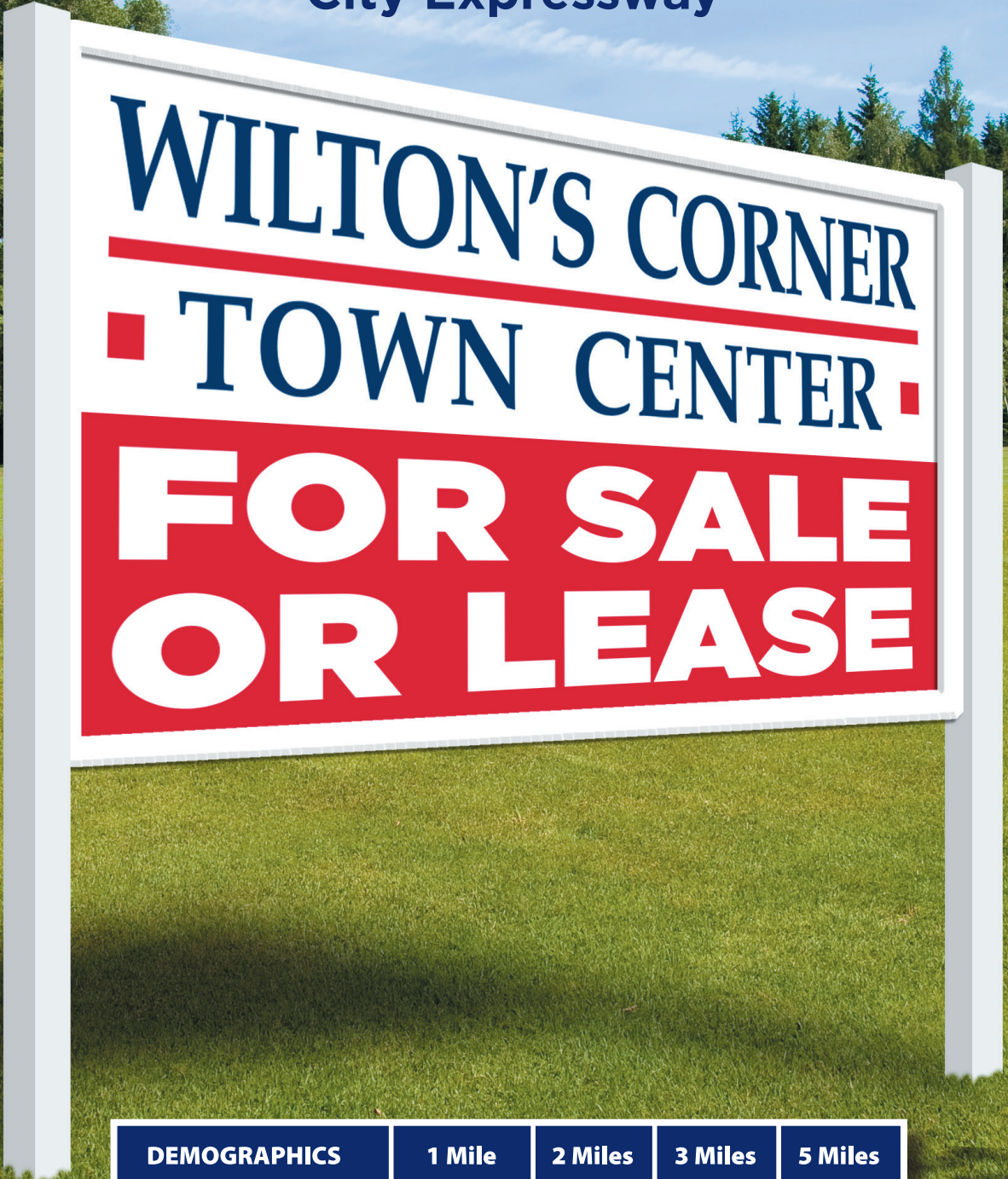
WILTON'S CORNER
■ TOWN CENTER ■

Cross Keys Road & Erial Road, Sicklerville, NJ

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



**A 46-Acre Mixed-Use Development
Opportunity Near the Atlantic
City Expressway**



DEMOGRAPHICS	1 Mile	2 Miles	3 Miles	5 Miles
Population (Est. 2017)	7,396	29,624	54,527	158,544
Median HH Income	\$95,871	\$84,687	\$74,533	\$64,037
Average HH Income	\$110,078	\$99,265	\$89,331	\$82,487
Daytime Population	4,789	18,815	36,272	124,700

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Perfectly Located In A Master-Planned Community

- 46-acre mixed use development opportunity – part of Wilton's Corner
- Adjacent to over 1,600 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 2	Block 305, Lot 3.02	24.0 +/-	PC-B
■ Town Center 3	Block 304, Lots 3 & 3.0	8.7 +/-	CM
■ Office 1	Block 301, Lot 2	3.2 +/-	CM

WILTON'S CORNER ■ TOWN CENTER ■

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