

FOR
SALE
OR
LEASE

Emily Stein

*Managing Director
Director of Healthcare Services*

856.797.1919 x110
609.457.9816

Emily.Stein@VantageRES.com

Ken Richardson

Vice President & Partner

856.797.1919 x108
609.346.0512

Ken.Richardson@VantageRES.com

856.797.1919

VantageRES.com

1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003

DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.



+/- 4.15 AC

BERLIN-CROSS KEYS RD

GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY

460-470 BERLIN-CROSS KEYS RD, WILLIAMSTOWN, NJ 08094



OFFERING SUMMARY

Sale Price: \$2,000,000

Lease Rate: \$200,000/Year NNN

Size Available: +/- 4.15 AC

Zoning: Business Park District

Traffic: +/- 27,162 VPD



PROPERTY HIGHLIGHTS

+ +/- 4.15 AC of developable Land strategically positioned between the Atlantic City Expressway and Route 42 along the Berlin-Crosskeys Road corridor in Williamstown, NJ, offering exceptional regional accessibility and visibility.

+ Surrounded by dense residential neighborhoods with strong trade area demographics, supported by nearby co-tenants including Sam's Club, Lowe's, the Turnersville Auto Mall, multiple retail centers, and large medical facilities, providing an immediate and built-in consumer base.

+ Flexible deal structure available. Ownership is open to an outright sale, ground lease, or build-to-suit arrangement, making this an ideal opportunity for retail, medical office, quick-service restaurant, or mixed-use development in one of South Jersey's most active commercial submarkets.

LAND FOR SALE OR LEASE

460-470 BERLIN-CROSS KEYS RD, WILLIAMSTOWN, NJ 08094



856.797.1919 | VantageRES.com



AMENITIES & DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	6,437	65,510	141,881
PROJECTED 2030	6,565	67,230	145,516

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	2,310	23,966	51,473
PROJECTED 2030	2,359	24,612	52,842

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2025	\$126,558	\$119,741	\$119,002
MEDIAN 2030	\$91,653	\$95,908	\$97,222

LAND FOR SALE OR LEASE

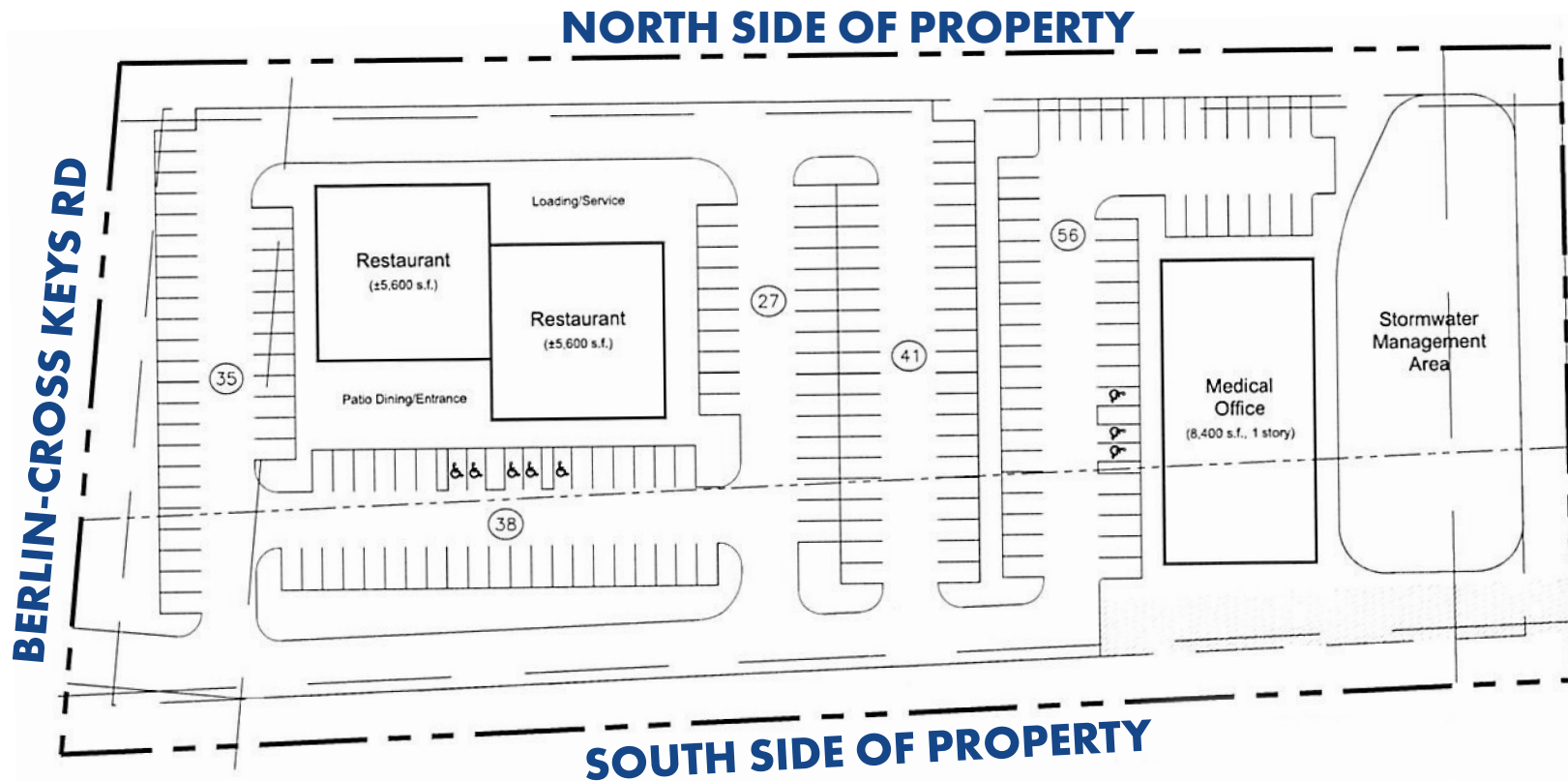
460-470 BERLIN-CROSS KEYS RD, WILLIAMSTOWN, NJ 08094



856.797.1919 | VantageRES.com

CONCEPTUAL PLAN

856.797.1919
VantageRES.com

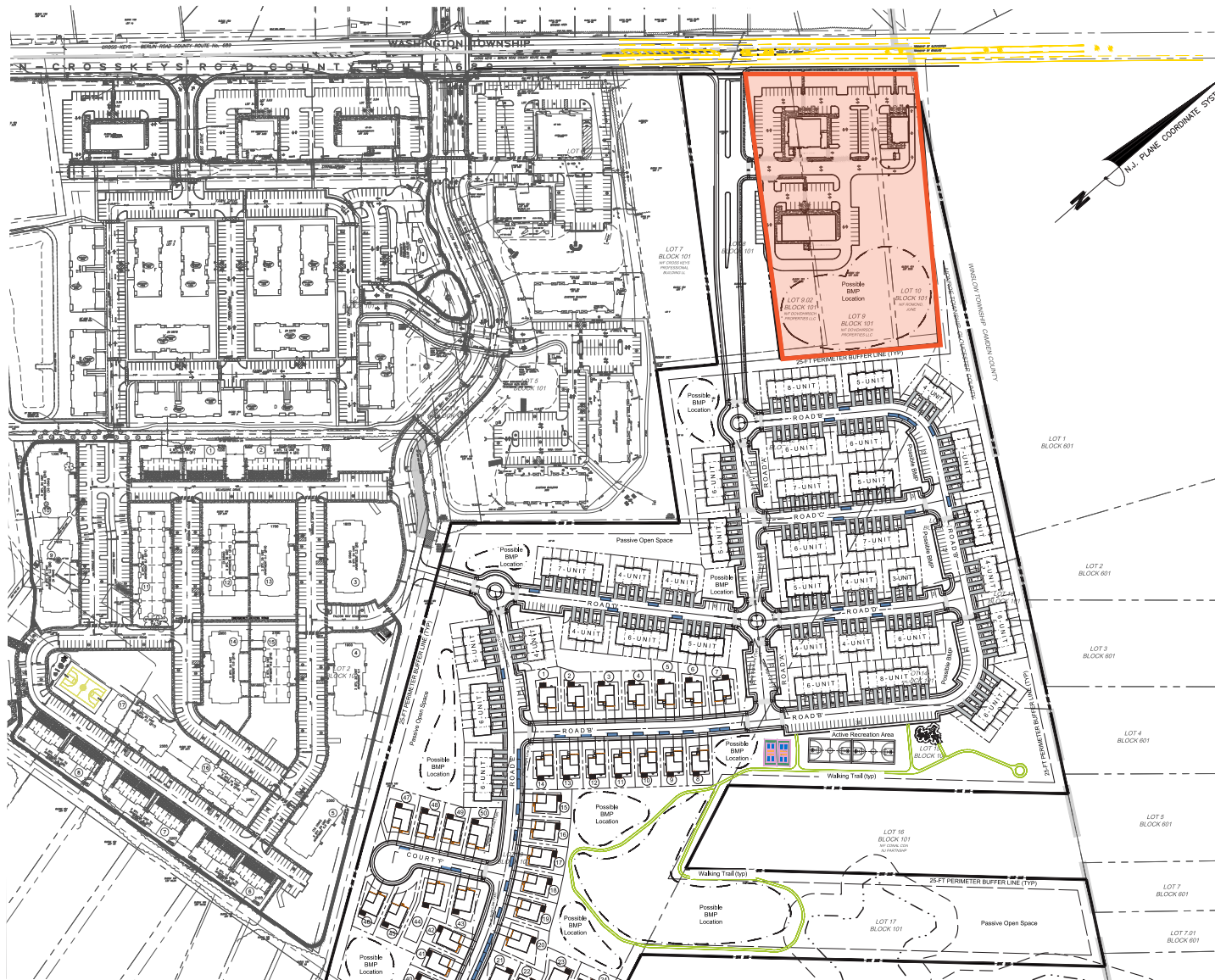


LAND FOR SALE OR LEASE

460-470 BERLIN-CROSS KEYS RD, WILLIAMSTOWN, NJ 08094

SITE PLAN

856.797.1919
VantageRES.com



CONCEPTUAL RENDERING

856.797.1919
VantageRES.com

