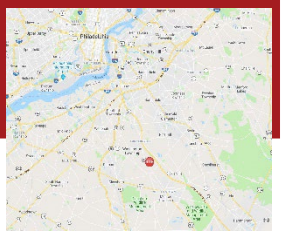
Retail Sites LLC

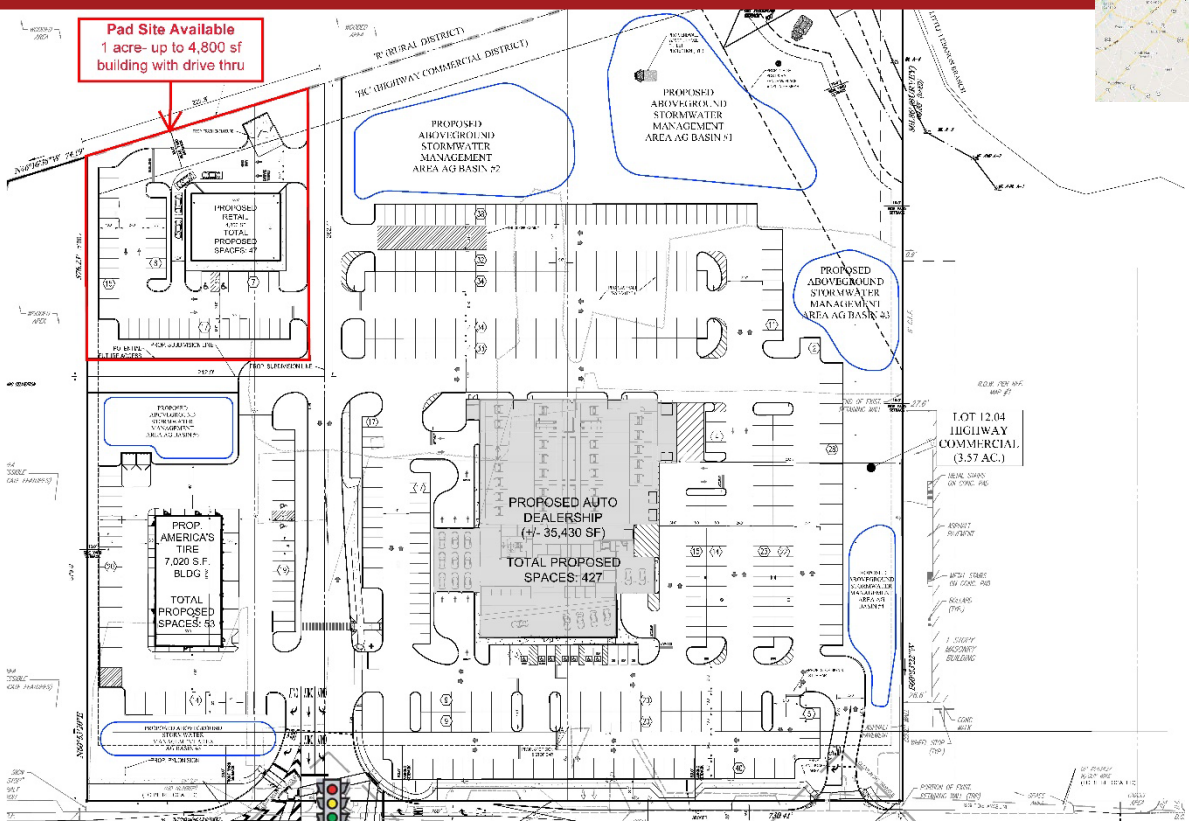
Call (856) 778-4900 | www.RetailSites.net

New 36 Acre Mixed-Use Development In Turnersville, NJ Join America's Tire & Automotive Dealership

One (1) Acre Pad Site Available for Ground Lease & Build To Suit + Excess Land

Signalized Intersection of Black Horse Pike (Rt 42) & Watson Drive





Location

- Signalized intersection of Black Horse Pike (Rt 42) & Watson Drive, Washington Twp NJ in the hear of the retail corridor.
- 40,000 ADT on Black Horse Pike (Rt 42).
- 0.5 mile to Penske's Turnersville Auto Mall with 10 automotive franchises.

Demographics:	3 mile	5 mile
Average HH Income:	$107,076	$97,282
Population:	62,833	162,054
Daytime Population:	23,961	56,170

Description

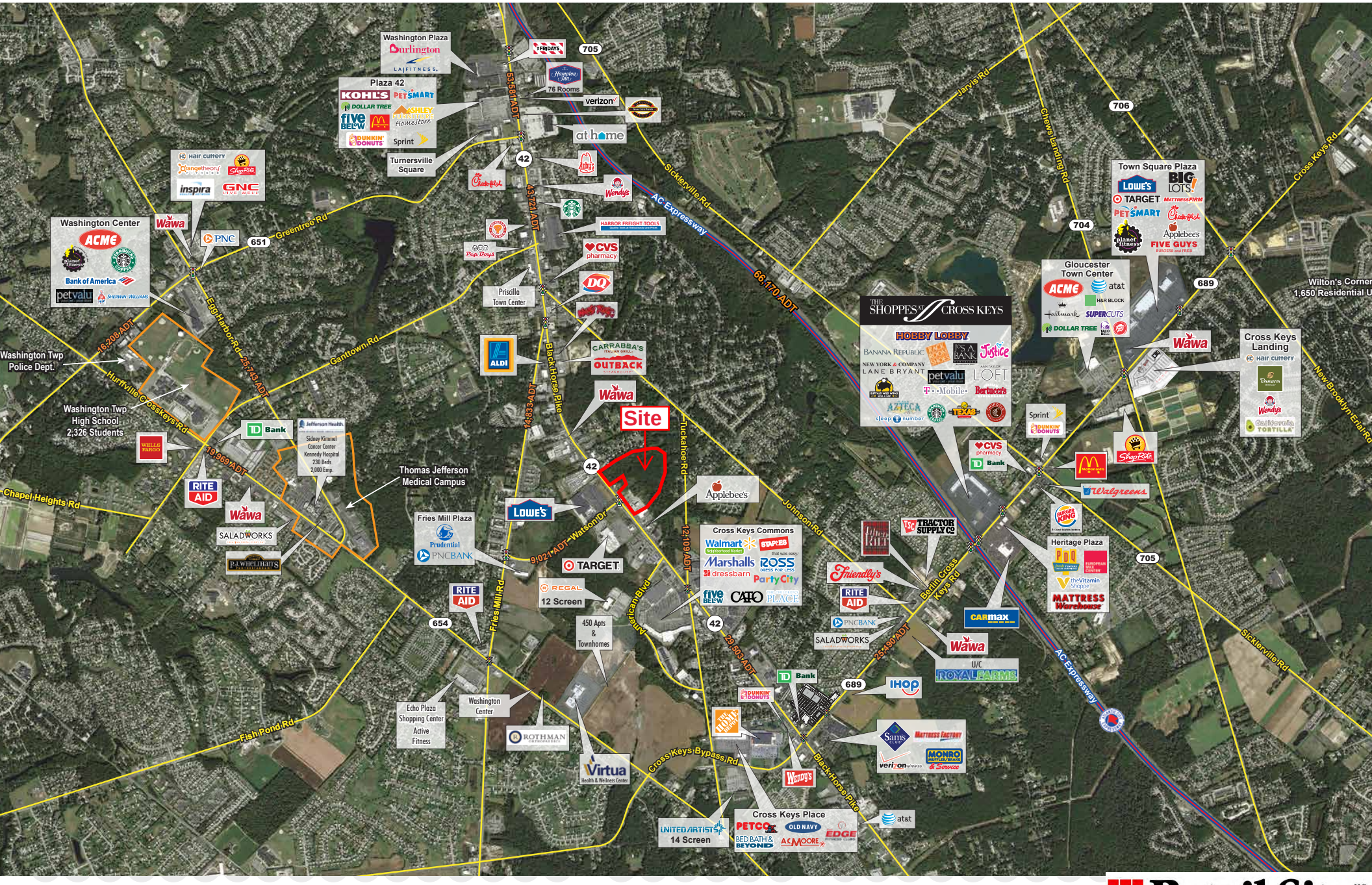
- Pad Site (Lot 1): Up to 4,800 sf with drive thru on one acre. Land Lease and Build to Suit options available.
- Additional Land Available:
  - Lot 2 – 9.50 usable acres zoned residential with use variance for retail
  - Lot 3 – 7.87 usable acres zoned residential
  - Lot 4 – 2.30 usable acres zoned highway commercial
  - Billboard – 8' height x 16' width

Link to Drone Video

CONTACT INFORMATION: ICSC

Tyler Arsenault
Email: tarsenault@retailsites.net
Office: (856) 778-4900
Cell: (609) 751-2965

The Shoppes at Turnersville- Market Aerial



Retail Sites LLC

LOCATION MAP
1"=2,000'
500' 0 1,000'

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
TECHNOLOGY SERVICES

LAND SURVEYING
SYSTEM INTEGRATION
SITE DESIGN

UPSTATE NEW YORK
NEW ENGLAND
NEW JERSEY
NEW YORK METRO
NEW YORK, NY
NEW JERSEY

PHILADELPHIA, PA
LEHIGH VALLEY, PA
SCRANTON, PA
REHOBOTH BEACH, DE
BALTIMORE, MD
WASHINGTON, DC AND
VIRGINIA

NORTHERN VIRGINIA
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REVISIONS

REV	DATE	COMMENT	BY
1	8/23/18	REV. PER LAYOUT CHANGE	TRA
2	11/7/18	REV. PER LAYOUT CHANGE	TRA
3	9/10/19	REV. PER CLIENT COMMENTS	TRA

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10
WORKING DAYS IN DESIGN
STAGE - STOP CALL

PA1 SYSTEM, INC.
1-800-242-1776

POCS SERIAL NUMBER
2012-3191429

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PY140839
DRAWN BY: M.S.L.
CHECKED BY: J.A.B.
DATE: 9-7-2016
SCALE: AS NOTED
CAD I.D.: PY140839 AERIAL EXHIBIT-3

PROJECT:

PROPOSED
NEIGHBORHOOD
CENTER
DEVELOPMENT
FOR

Retail Sites LLC

BLOCK 112.01
LOTS 12, 12.01, 12.04 & 13
BLACK HORSE PIKE
(N.J.S.H. ROUTE 42)
WASHINGTON TOWNSHIP
GLOUCESTER COUNTY,NJ

BOHLER ENGINEERING
74 W. BROAD STREET, SUITE 500
BETHLEHEM, PENNSYLVANIA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

M.E. JEITNER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24GE04493300

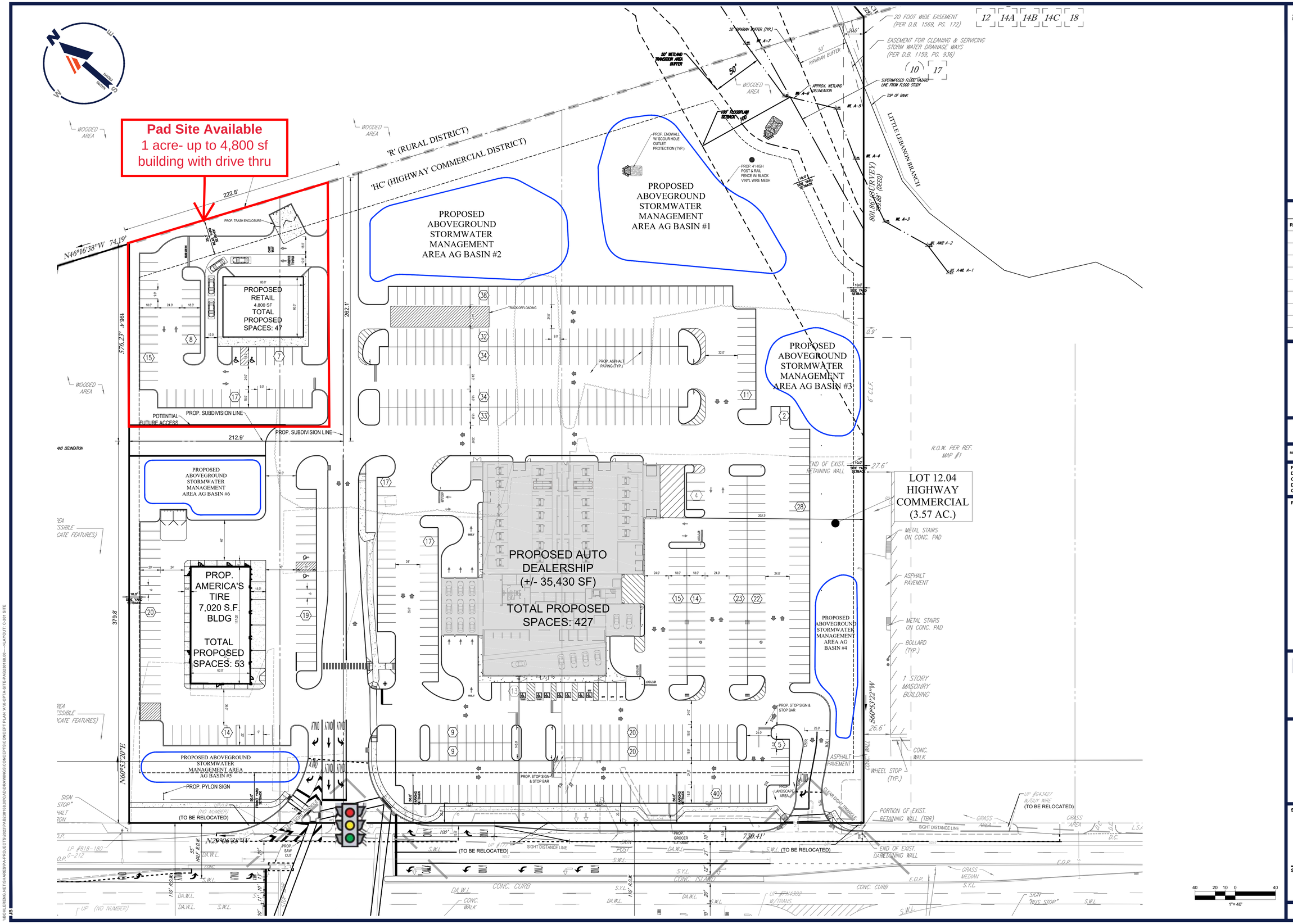
SHEET TITLE:

AERIAL
PLAN
9/10/19

SHEET NUMBER:

A-1
1 OF 1

REVISION 3



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
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#XXXXXXXXXX

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	X19000
DRAWN BY:	EJZ
CHECKED BY:	JAB
DATE:	4/15/2024
CAD I.D.:	X-CPTA-SITE-PAB230168.00

PROJECT:

CONCEPT PLANS

FOR

TURNERSVILLE EQUITIES, LLC

PROPOSED CAR DEALERSHIP
TAX MAP # 19.03
BLOCK 112.01
LOTS 12, 12.01 & 12.04
#3900, 3940, 4020 & 4050 EAST BLACK HORSE PIKE
(N.J.S.H ROUTE 42)
WASHINGTON TOWNSHIP
GLOUCESTER COUNTY, NJ

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

J.A. BEAVAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE082005
NEW YORK LICENSE No. 16 093204
NEW JERSEY LICENSE No. 24GE05339500

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 4/15/2024

Billboard Available
8' height x 16' width
128 sf
Additional Land Available
Commercial & Residential
24.71 gross ac
17.33 usable ac
Car Dealer, Americas Tire
& Available 1 acre pad site

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.7362/-75.0382

RF5

4020 NJ-42 Washington Township, NJ 08012	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018)	6,551		62,833		162,054	
Projected Population (2023)	6,571		62,633		161,607	
Census Population (2010)	6,645		63,001		161,896	
Census Population (2000)	6,637		60,960		152,548	
Projected Annual Growth (2018 to 2023)	20	*0.1%*	-200	*-0.1%*	-447	*-0.1%*
Historical Annual Growth (2010 to 2018)	-94	*-0.2%*	-168	-	158	-
Historical Annual Growth (2000 to 2010)	8	-	2,041	*0.3%*	9,347	*0.6%*
Estimated Population Density (2018)	2,086 *psm*		2,223 *psm*		2,064 *psm*	
Trade Area Size	3.14 *sq mi*		28.26 *sq mi*		78.51 *sq mi*	
Households						
Estimated Households (2018)	2,383		22,493		60,007	
Projected Households (2023)	2,484		23,176		61,808	
Census Households (2010)	2,318		21,653		57,514	
Census Households (2000)	2,234		20,125		52,688	
Estimated Households with Children (2018)	841	*35.3%*	8,455	*37.6%*	21,219	*35.4%*
Estimated Average Household Size (2018)	2.75		2.79		2.65	
Average Household Income						
Estimated Average Household Income (2018)	$109,748		$107,076		$97,282	
Projected Average Household Income (2023)	$132,468		$129,681		$116,617	
Estimated Average Family Income (2018)	$122,924		$120,461		$114,602	
Median Household Income						
Estimated Median Household Income (2018)	$86,683		$89,972		$79,678	
Projected Median Household Income (2023)	$98,690		$103,471		$91,711	
Estimated Median Family Income (2018)	$105,503		$106,824		$98,348	
Per Capita Income						
Estimated Per Capita Income (2018)	$39,934		$38,350		$36,083	
Projected Per Capita Income (2023)	$50,081		$48,005		$44,661	
Estimated Per Capita Income 5 Year Growth	$10,148	*25.4%*	$9,655	*25.2%*	$8,579	*23.8%*
Estimated Average Household Net Worth (2018)	$1,209,865		$1,149,970		$985,456	
Daytime Demos (2018)						
Total Businesses	447		2,297		5,255	
Total Employees	5,505		23,961		56,170	
Company Headquarter Businesses	1	*0.2%*	3	*0.1%*	13	*0.3%*
Company Headquarter Employees	24	*0.4%*	977	*4.1%*	2,534	*4.5%*
Employee Population per Business	12.3		10.4		10.7	
Residential Population per Business	14.7		27.3		30.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.7362/-75.0382

RF5

4020 NJ-42 Washington Township, NJ 08012	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	5,661	*86.4%*	47,813	*76.1%*	114,755	*70.8%*
Black or African American (2018)	431	*6.6%*	9,427	*15.0%*	31,971	*19.7%*
American Indian or Alaska Native (2018)	7	*0.1%*	130	*0.2%*	338	*0.2%*
Asian (2018)	234	*3.6%*	2,862	*4.6%*	7,046	*4.3%*
Hawaiian or Pacific Islander (2018)	7	*0.1%*	20	-	48	-
Other Race (2018)	67	*1.0%*	913	*1.5%*	3,322	*2.0%*
Two or More Races (2018)	144	*2.2%*	1,667	*2.7%*	4,573	*2.8%*
Not Hispanic or Latino Population (2018)	6,194	*94.6%*	59,245	*94.3%*	151,167	*93.3%*
Hispanic or Latino Population (2018)	357	*5.4%*	3,588	*5.7%*	10,887	*6.7%*
Not Hispanic or Latino Population (2023)	6,176	*94.0%*	58,687	*93.7%*	149,731	*92.7%*
Hispanic or Latino Population (2023)	395	*6.0%*	3,946	*6.3%*	11,876	*7.3%*
Not Hispanic or Latino Population (2010)	6,347	*95.5%*	59,973	*95.2%*	152,610	*94.3%*
Hispanic or Latino Population (2010)	298	*4.5%*	3,028	*4.8%*	9,285	*5.7%*
Not Hispanic or Latino Population (2000)	6,500	*97.9%*	59,320	*97.3%*	147,940	*97.0%*
Hispanic or Latino Population (2000)	137	*2.1%*	1,640	*2.7%*	4,608	*3.0%*
Projected Hispanic Annual Growth (2018 to 2023)	38	*2.1%*	358	*2.0%*	989	*1.8%*
Historic Hispanic Annual Growth (2000 to 2018)	220	*8.9%*	1,948	*6.6%*	6,278	*7.6%*
Age Distribution (2018)						
Age Under 5	267	*4.1%*	3,252	*5.2%*	9,073	*5.6%*
Age 5 to 9 Years	372	*5.7%*	3,981	*6.3%*	9,882	*6.1%*
Age 10 to 14 Years	474	*7.2%*	4,678	*7.4%*	11,025	*6.8%*
Age 15 to 19 Years	459	*7.0%*	4,481	*7.1%*	11,469	*7.1%*
Age 20 to 24 Years	378	*5.8%*	3,748	*6.0%*	11,933	*7.4%*
Age 25 to 29 Years	310	*4.7%*	3,781	*6.0%*	10,717	*6.6%*
Age 30 to 34 Years	330	*5.0%*	3,690	*5.9%*	10,207	*6.3%*
Age 35 to 39 Years	373	*5.7%*	3,985	*6.3%*	10,255	*6.3%*
Age 40 to 44 Years	405	*6.2%*	4,093	*6.5%*	9,847	*6.1%*
Age 45 to 49 Years	511	*7.8%*	4,673	*7.4%*	11,226	*6.9%*
Age 50 to 54 Years	511	*7.8%*	4,777	*7.6%*	11,554	*7.1%*
Age 55 to 59 Years	517	*7.9%*	4,996	*8.0%*	11,966	*7.4%*
Age 60 to 64 Years	428	*6.5%*	4,218	*6.7%*	10,354	*6.4%*
Age 65 to 74 Years	804	*12.3%*	5,361	*8.5%*	13,939	*8.6%*
Age 75 to 84 Years	336	*5.1%*	2,195	*3.5%*	6,038	*3.7%*
Age 85 Years or Over	75	*1.2%*	925	*1.5%*	2,570	*1.6%*
Median Age	43.2		39.4		38.1	
Gender Age Distribution (2018)						
Female Population	3,334	*50.9%*	32,316	*51.4%*	83,914	*51.8%*
Age 0 to 19 Years	764	*22.9%*	7,959	*24.6%*	20,131	*24.0%*
Age 20 to 64 Years	1,898	*56.9%*	19,612	*60.7%*	50,922	*60.7%*
Age 65 Years or Over	671	*20.1%*	4,744	*14.7%*	12,861	*15.3%*
Female Median Age	44.3		40.6		39.5	
Male Population	3,217	*49.1%*	30,517	*48.6%*	78,139	*48.2%*
Age 0 to 19 Years	809	*25.1%*	8,432	*27.6%*	21,317	*27.3%*
Age 20 to 64 Years	1,864	*57.9%*	18,348	*60.1%*	47,137	*60.3%*
Age 65 Years or Over	544	*16.9%*	3,737	*12.2%*	9,686	*12.4%*
Male Median Age	41.7		38.0		36.7	

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