

# MSC



**1320 BLACKWOOD  
CLEMENTON ROAD**

CLEMENTON, NJ

**± 1 ACRE SITE AVAILABLE  
FOR SALE OR LEASE**



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## CONTACT



### JASON BOCK

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### GEOFFREY ALTMAN

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## JOIN THESE AREA TENANTS



## PROPERTY DETAILS

- Situated at a traffic light along Blackwood Clementon Road (23,354 AADT)
- Positioned along established retail corridor including ShopRite, Royal Farms, Rite Aid, and more
- Nearby access to NJ Route 42 (117,371 AADT)
- Dense residential area surrounding location with a population of over 200,000 within 5 miles

## DEMOGRAPHICS

**TOTAL POPULATION**  
3 mi 87,451 | 5 mi 202,794 | 7 mi 372,410

**TOTAL HOUSEHOLDS**  
3 mi 35,551 | 5 mi 80,256 | 7 mi 147,710

**EST. AVERAGE HH INCOME**  
3 mi \$87,321 | 5 mi \$97,898 | 7 mi \$110,749

**EST. # OF DAYTIME EMPLOYEES**  
3 mi 22,413 | 5 mi 69,495 | 7 mi 137,262

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Commerce Plaza I & II  
**DUNKIN'** **TD Bank**

BLACKWOOD CLEMENTON ROAD

23,354 AADT

Proposed  
**Wawa**

Proposed  
**M&W Wash**

**FAVORITES**  
AT GLOUCESTER TOWNSHIP  
Off-Track Wagering & Sports Bar

**RITE AID**

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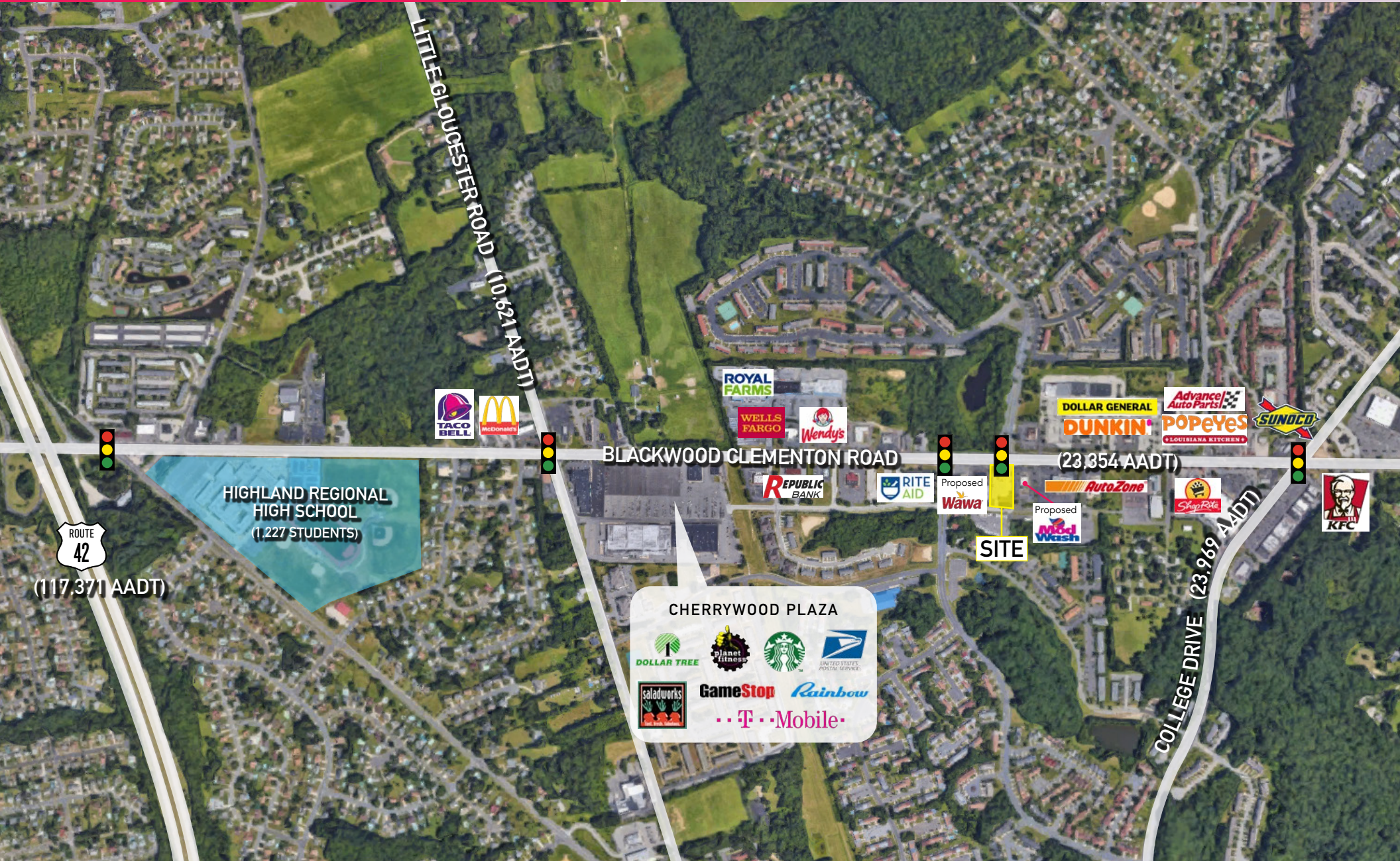
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## MARKET AERIAL

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