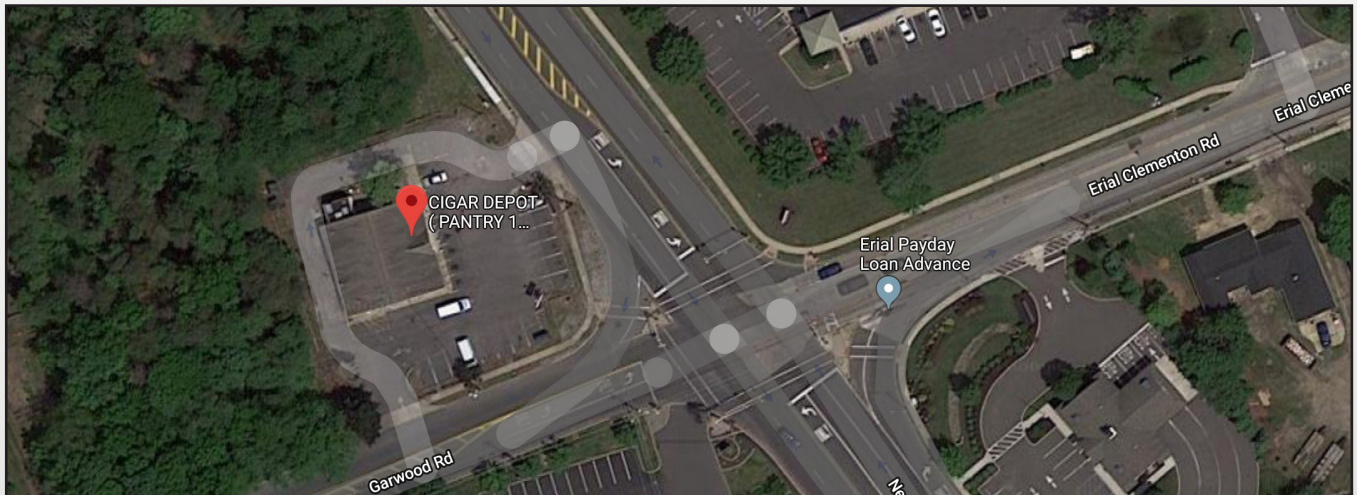




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Commercial Real Estate Services

**Prime Commercial
Corner for
Development**

Signalized Intersection on Well Travelled Road



BUILDING INFORMATION

Location: : 2947 New Brooklyn Erial Road and 2933 Erial Road Erial, New Jersey 08081

Size: 3.52 +/- Acres of commercial ground with existing 3,000 SF building.

Asking Price: Call for details

Availability: Immediately

Zoning: Commercial

Parking: 30 existing for current building 10/1000

Property/Area Highlights:

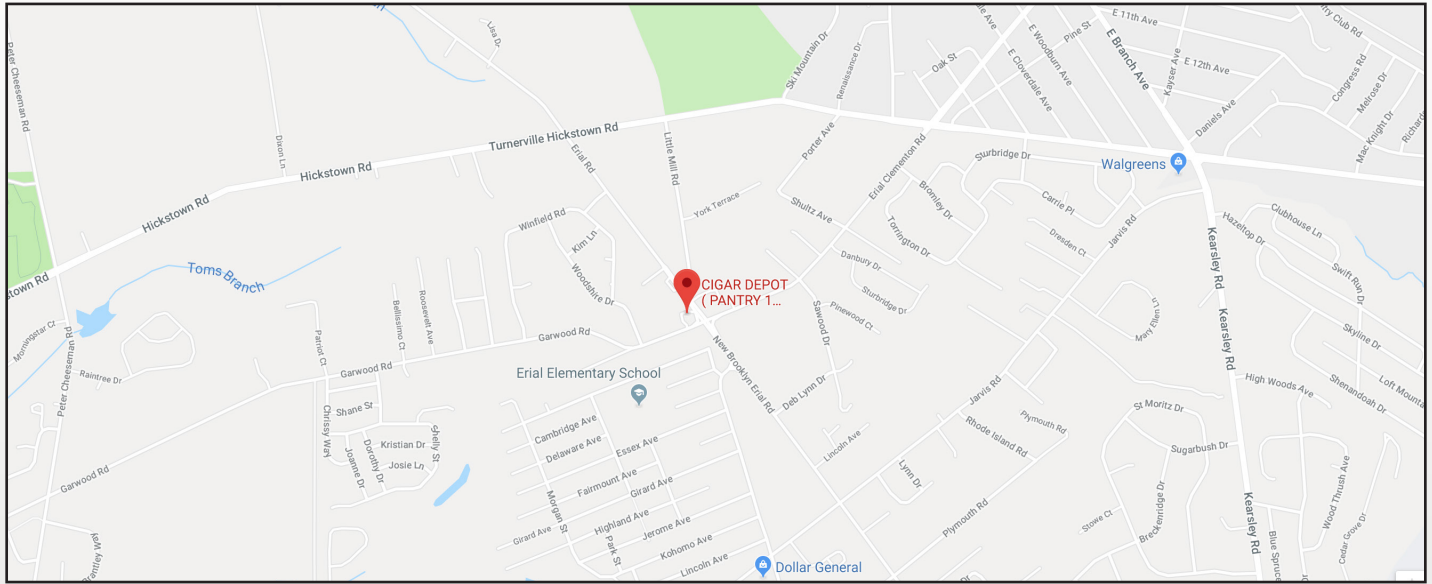
- **Development Opportunity located at high volume signalized intersection**
- **Easy access to AC Expressway, White Horse Pike and Cross Keys Rd**
- **High Traveled Centralized location of town across from the Firehouse**
- **Prominent signage with high visibility and easy access from both directions of traffic**
- **Surrounded by a wide variety of commercial users and dense residential neighborhoods**

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1771 Springdale Road • Cherry Hill, NJ 08003

**William Wolfson, Senior Sales Associate • O: 856.375.8560/C: 856.404.0141
bwolfson@hershrg.com**

Signalized Intersection on Well Travelled Road



Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	9,294	71,341	191,939
Average HH Income	\$91,363	\$84,565	\$85,913
In excess of 16,000 vehicles per day			



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