

# MSC

RETAIL



## 500 BERLIN CROSS KEYS ROAD

SICKLERVILLE, NJ

±8.7 ACRES AVAILABLE  
FOR SALE OR LEASE



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## CONTACT



### JASON BOCK

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### MICHAEL SALOVE

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310.321.4123

## JOIN THESE TENTANTS



## PROPERTY DETAILS

- Full access to Berlin Cross Keys Road (30,319 AADT) and Williamstown Erial Road
- Opportunity to further develop a corner already drawing traffic with Wendy's, Panera, Autozone, Aldi (under construction) and more.
- Well positioned at an intersection with a population over 50,000 within 3 miles and over 150,000 within 5 miles

## DEMOGRAPHICS



### EST. POPULATION

3 mi 57,386 | 5 mi 150,307 | 7 mi 267,083 | 10 mi 445,260



### EST. TOTAL EMPLOYEES

3 mi 17,009 | 5 mi 45,682 | 7 mi 93,596 | 10 mi 166,372



### EST. AVG HH INCOME

3 mi \$99,727 | 5 mi \$91,081 | 7 mi \$94,926 | 10 mi \$99,199

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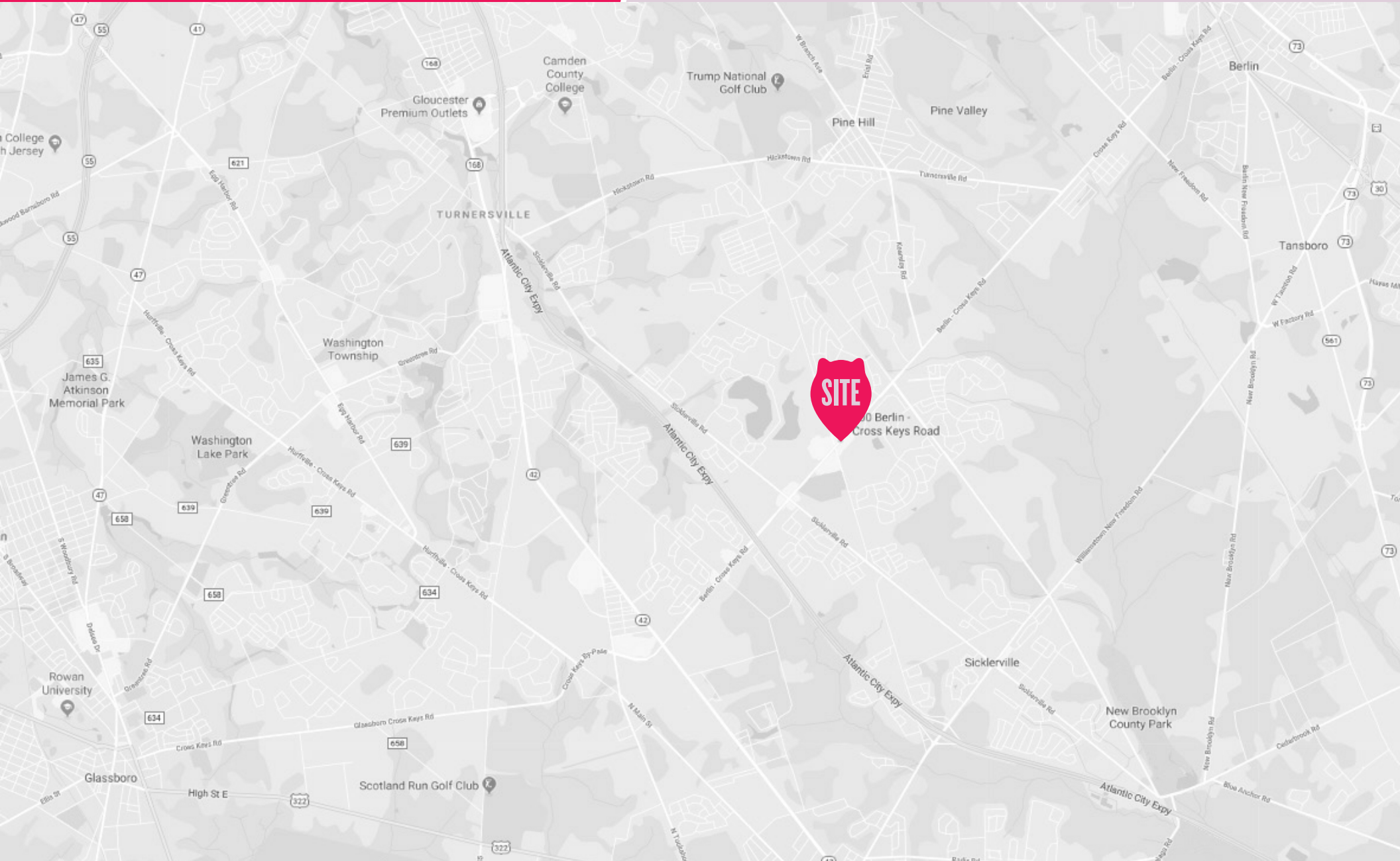
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CLOSE UP AERIAL

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AERIAL

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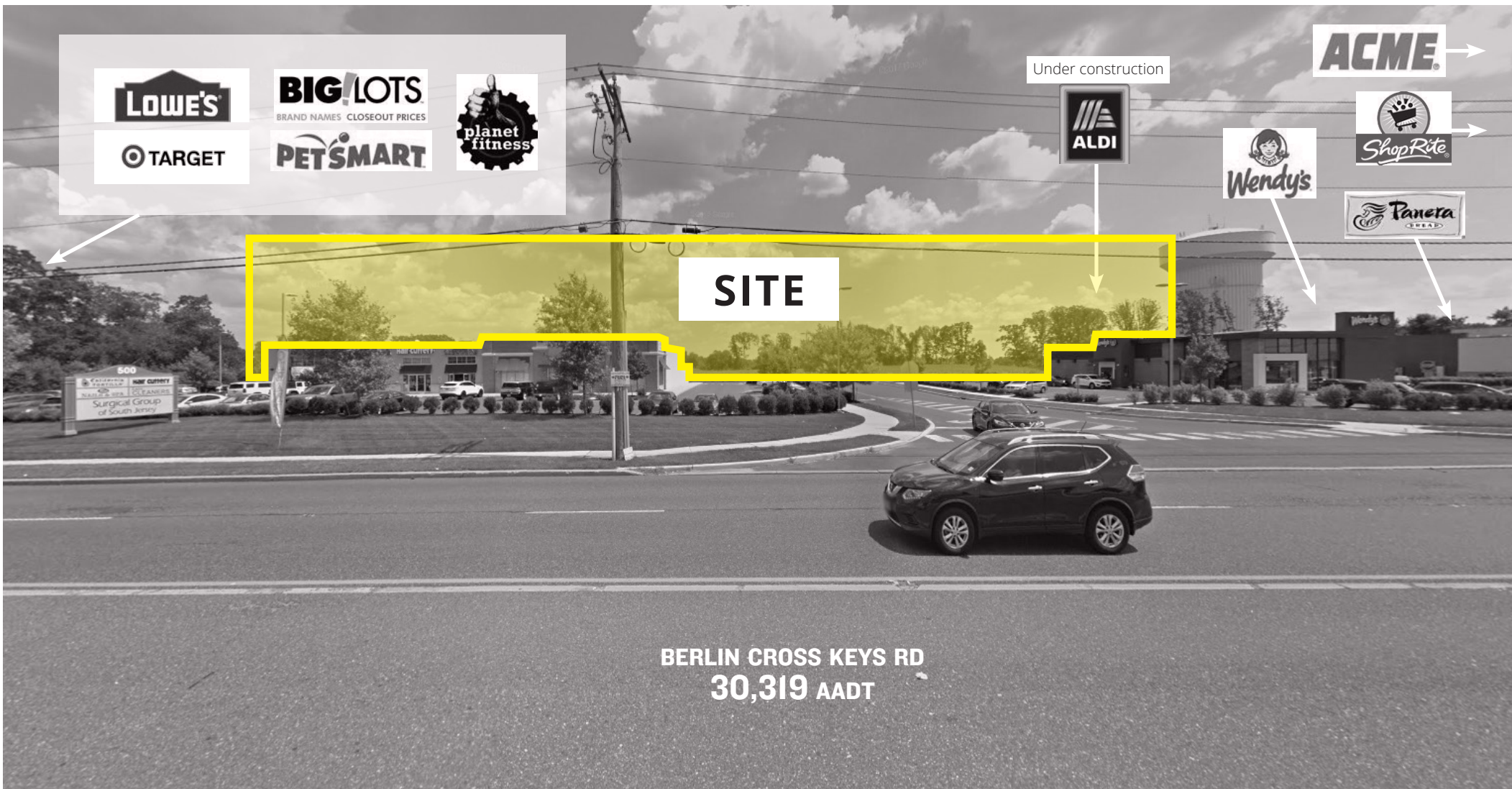
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BERLIN CROSS KEYS RD  
30,319 AADT

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