

178 WHITE HORSE PIKE (ROUTE 30)

ATCO, NJ

±36.7 ACRES FOR SALE

PERMITTED USES INCLUDE
RETAIL, WAREHOUSE, OFFICE
BUILDINGS AND MORE!



property highlights.

- “PHB” - Planned Highway Business District Zoning
- Adjacent to Atlantic City Line - Atco Station
- Full Access on Haines Boulevard
- Right in/right out on Route 30 (White Horse Pike) with nearby access on Route 73

stats.

| 2018 DEMOGRAPHICS* | 3 MILES | 5 MILES | 7 MILES |
|---------------------|-----------|-----------|-----------|
| EST. POPULATION | 29,544 | 80,475 | 196,180 |
| EST. HOUSEHOLDS | 10,425 | 28,148 | 71,792 |
| EST. AVG. HH INCOME | \$107,988 | \$107,802 | \$105,772 |
| EST. DAYTIME POP. | 27,981 | 65,749 | 153,675 |

*ESRI 2018



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get in touch.

JOE DOUGHERTY

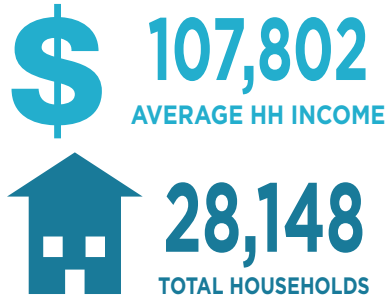
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demographic highlights:

*DEMOGRAPHICS BASED ON A 5-MILE RADIUS



Major Employers

- Virtua Voorhees Hospital: 3,484
- Kennedy University Hospital Inc: 1,720
- Discount Distributors: 742
- University Doctors: 700
- American Water: 500
- Drug Detox Help: 500
- Virtua Rehab Center – Berlin: 500
- Voorhees Board of Education: 475
- Archway Programs: 450
- Veterans of Foreign Wars: 420
- PATCO Speedline: 375
- Hope Chapel C&MA: 350
- Cherokee High School: 300

Traffic Counts

- White Horse Pike: 20,415
- Route 73: 32,516
- Jackson Road: 7,184

site data

- **Acreage:** 36.70 Acres
- **County:** Camden County
- **RET:** Currently \$117,940
- **Zoning:** PHB - Planned Highway Business District

PHB Zoning Permitted Uses include:

1. Commercial retail centers, individual retail units, and personal service establishments fronting on arterial or major collectors rights-of-way
2. Light manufacturing and assembly
3. Research, design, and experimental equipment operations laboratories
4. Warehousing
5. Trades, general and professional office buildings
6. Wholesale
7. Conference center/lodging complex
8. Any combination of the above within a building or tract
9. Theaters, recreation/entertainment complex
10. Residential uses existing prior to the adoption of this chapter

PHB Zoning Conditional Uses include:

1. Adult uses
2. Automobile service and repair facilities
3. New and used automobile and truck sales
4. Car wash
5. Fast food restaurants
6. Gas stations
7. Hospitals, philanthropic clinics, nursing homes and convalescent centers
8. Commercial-scale solar power arrays and support equipment conditioned upon documented findings that appropriate buffering and mitigation if any other adverse impacts to adjacent uses is demonstrated
9. Commercial solar-generating facilities

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178 WHITE HORSE PIKE
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ATCO TRAIN STATION

CW HAINES BLVD

S WHITE HORSE PIKE 28,668 VPD

30

31,815 VPD

73

SITE
36.70 ACRES

POWER ATHLETICS

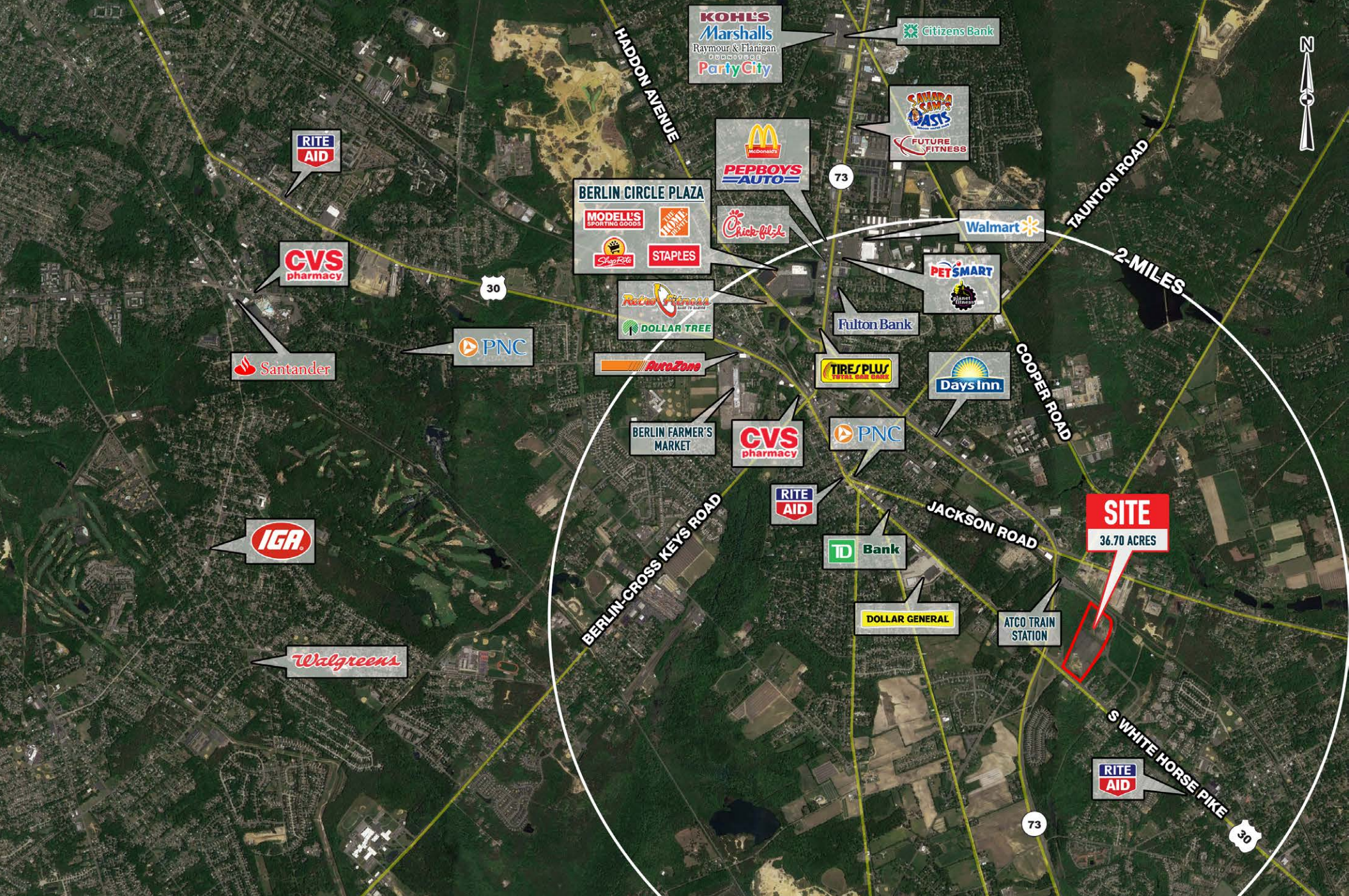
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