

# HUB LOCATION

2099 N BLACK HORSE PIKE WILLIAMSTOWN, NJ



BERLIN-CROSS KEYS RD (29,200 VPD)

N BLACK HORSE PIKE (28,000 VPD)

LARGE PARCEL - 2.11 ACRES | NEW 15 YEAR LEASE | BLACK HORSE PIKE - 28K VPD

Marcus & Millichap  
THE DOUGHERTY TEAM



**MID**  
**ATLANTIC** Real Estate Journal  
TOP SALES BROKER TEAMS OF 2024

**CoStar**  
POWER BROKER AWARD

**CREXI**  
PLATINUM BROKER AWARD



**MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE**

### **LEAD INVESTMENT ADVISORS**



**MARK KRANTZ**  
SENIOR DIRECTOR INVESTMENTS

(215) 531-7056  
mark.krantz@marcusmillichap.com  
License No. RS336064 (PA)



**DERRICK DOUGHERTY**  
SENIOR MANAGING DIRECTOR INVESTMENTS

(215) 531-7026  
derrick.dougherty@marcusmillichap.com  
License No. RS305854 (PA)

### **FINANCING CONTACT**



**STEPHEN FILIPPO**  
MANAGING DIRECTOR - CAPITAL MARKETS

(212) 430-5288  
stephen.filippo@marcusmillichap.com  
License No. 10401269437 (NY)



Walmart

2.4M+  
ANNUAL VISITS

CROSS KEYS COMMONS

Walmart ROSS DRESS FOR LESS ULTA BEAUTY  
Marshalls crumbl cookies DOLLAR TREE  
five BEL'W hot stuff, cool prices. Staples FAMOUS footwear



City of  
Philadelphia  
20 Miles Away

TURNERSVILLE AUTO MALL



CROSS KEYS PLACE

THE HOME DEPOT THE EDGE FITNESS CLUBS Michaels Made by you petco THE HEALTH + WELLNESS CO. OLD NAVY



982K+  
ANNUAL VISITS

Lowe's

527K+  
ANNUAL VISITS

TARGET

1.2M+  
ANNUAL VISITS

Public Storage



metro by T-Mobile



sam's club  
1.8M+  
ANNUAL VISITS

BERLIN-CROSS KEYS RD (30,782 VPD)

BLACK HORSE PIKE (28,414 VPD)



Cross Keys  
ANIMAL HOSPITAL





180 Apartments | 20 Acres  
(NEW DEVELOPMENT COMING)

Villages at Cross Keys  
(168 TOWNHOMES)

Housing Development  
(SINGLE FMAILY + TOWNHOMES)

THE CROSSING AT TWIN OAKS



Public Storage



BERLIN-CROSS KEYS RD (29,200 VPD)

THE HOME DEPOT  
982K+  
ANNUAL VISITS

THE SHOPPES AT CROSS KEYS



Barclay Glen Apartments  
276 UNITS (1,2&3 BED)

sam's club  
1.8M+  
ANNUAL VISITS



BLACK HORSE PIKE (28,00 VPD)





**\$5,190,089**

LIST PRICE

**5.65%**

CAP RATE

**\$293,240**

NET OPERATING INCOME

**2099 N BLACK HORSE PIKE, WILLIAMSTOWN, NJ****PROPERTY OVERVIEW**

Gross Leasable Area	14,840 SF
Lot Size	2.11 Acres
Year Built	2005
Parking Spaces	79

**LEASE OVERVIEW**

Guarantor	Corporate
Credit Rating	BBB
Lease Type	NN
Est. Lease Commencement	11/1/2025
Lease Expiration	10/31/2040
Base Term	15 Years
Term Remaining	15 Years
Taxes	Tenant
Insurance	Tenant
CAM	Tenant
Roof & Structure	Landlord
Parking Lot	Tenant Maintains & Repairs Landlord Replaces
HVAC	Tenant
Utilities	Tenant

**RENT SCHEDULE**

YEARS	Start	End	Annual	Monthly	PSF	Increase
*Years 1-5 (Current)	11/1/2025	10/31/2030	\$293,240	\$24,437	\$19.76	-
Years 6-10	11/1/2030	10/31/2035	\$319,632	\$26,636	\$21.54	9.0%
Years 11-15	11/1/2035	10/31/2040	\$348,399	\$29,033	\$23.48	9.0%

**OPTIONS**

Years 16-20 (Option 1)	11/1/2040	10/31/2045	\$383,238	\$31,937	\$25.82	10.0%
Years 21-25 (Option 2)	11/1/2045	10/31/2050	\$421,562	\$35,130	\$28.41	10.0%
Years 26-30 (Option 3)*	11/1/2050	9/30/2055	\$463,718	\$38,643	\$31.25	10.0%

\*Estimated Start Date - Based off 180 days After Landlord Delivered Possession on May 1st, 2025.

\*Option (3) is 4 years and 11 - months

**FINANCING INFORMATION:****CONTACT:****STEPHEN FILIPPO**

MANAGING DIRECTOR

(212) 430-5288

stephen.filippo@marcusmillichap.com

License No. 10401269437 (NY)

**DETAILS:**

LTV	60%
Interest Rate	5.75%
Amortization	25 Years





**STRATEGICALLY  
LOCATED ALONG  
PRIMARY ROUTE  
BETWEEN  
PHILADELPHIA  
(20 MILES)  
AND  
SHORE POINTS  
(42 MILES)**

**40+ MILLION  
TOURISTS  
VISIT THE JERSEY  
SHORE  
POINTS ANNUALLY,  
MANY FROM  
PHILADELPHIA**



**60,637**

**PEOPLE IN  
3-MILE RADIUS**



**\$132,789**

**AHHI  
3-MILE RADIUS**



**28,000**

**VPD ON  
BLACK HORSE PIKE**





# INVESTMENT HIGHLIGHTS

AUTOZONE // WILLIAMSTOWN, NJ

## LONG TERM 15-YEAR AUTOZONE HUB LEASE:

- New 15 – year lease with 9% increases every five(5) years, offering stable income and strong inflation hedge.

## EXCEPTIONAL REAL ESTATE FUNDAMENTALS:

- 2.11 Acres wedged between Home Depot(791K Annual Visits) and Sam's Club(1.5M Annual Visits) at the intersection of the Blackhorse Pike(28K VPD) / Cross Keys Rd(29K).

## INVESTMENT GRADE TENANT | PUBLICLY TRADED COMPANY(NYSE: AZO):

- Fortune 500 Company(founded in 1979) with a BBB investment grade rating from S&P and 6,400 stores across the U.S and more than 7,300 globally

## HUB STORE FORMAT:

- This is a regional Hub Store, which carries significantly higher inventory and plays a central role in AutoZone's rapid distribution network, supporting 25 – 50+ nearby stores with multiple daily deliveries.

## TENANT STICKINESS:

- AutoZone spent about \$2M for fit-out costs for things such as a New Sprinkler System, Drywall, Insulation, HVAC Units, and other items. Fulfillment-centric real estate is hard to replicate or relocate.

## SYNERGY AMONG AUTO USES ALONG BLACK HORSE PIKE:

- Nearby Tires Plus, Monroe Muffler, Turnersville Kia, Turnersville Mazda, the Turnersville Auto Mall(Comprised of 9 Separate Brands), amongst others.

## STEADY DEMOGRAPHICS WITH POPULATION GROWTH & RESIDENTIAL DEVELOPMENT:

- Within a 3-mile radius the AHI is \$132K with a Population of 60K. Within a 1-mile radius, we have seen a 4.8% population growth, where over 3,500 residential units are planned or under construction within a 5-mile radius.

## STRATEGIC LOCATION BETWEEN PHILADELPHIA AND SHORE POINTS:

- 15 miles(w) from Philadelphia and 42 miles from Shore Points(S), right off the A/C Expressway.





# PROPERTY DETAILS

AUTOZONE // WILLIAMSTOWN, NJ

ADDRESS 2099 N Black Horse Pike Williamstown, NJ

YEAR BUILT/REMODELED 2005/2025

TOTAL SF 14,840 SF

## ROOF

ROOF TYPE TPO w/ additional layer of Gaco Flex Silicone Coating

ROOF AGE 2025

ROOF WARRANTY 15 Years

## HVAC UNITS

TYPE OF UNITS Carrier RTU (127,600 BTUH)

NUMBER OF HVAC UNITS 4

AGE OF HVAC UNITS New

## UTILITIES

WATER Monroe Township

SEWER Monroe Township

ELECTRIC Atlantic City Electric

GAS South Jersey Gas







AutoZone, Inc. (NYSE: AZO) is the leading retailer and a top distributor of automotive replacement parts and accessories in the United States. Founded in 1979 and headquartered in Memphis, Tennessee, AutoZone operates over 6,500 stores across the U.S., Mexico, Puerto Rico, and Brazil. The company has built a strong reputation for customer service and operational efficiency, serving both do-it-yourself (DIY) and commercial customers. With a market capitalization exceeding \$40 billion and investment-grade credit ratings (BBB, S&P), AutoZone demonstrates consistent financial strength and long-term stability. The company continues to grow its footprint while maintaining a conservative balance sheet, making it a highly sought-after tenant in net lease and retail investment markets.

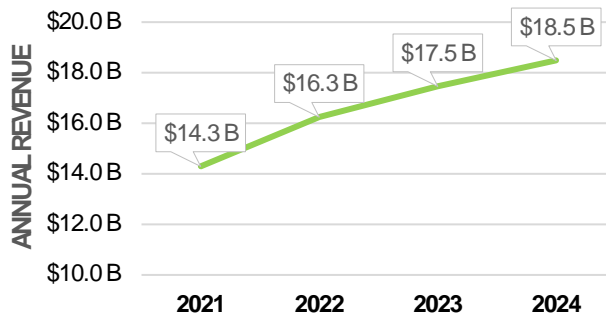
**AutoZone opened 84 new stores during the quarter: 54 in the U.S., 25 in Mexico, and 5 in Brazil.**

**AutoZone reported net sales of \$4.5 billion for its third quarter (12 weeks) ending May 10, 2025, an increase of 5.4% from the third quarter of fiscal 2024.**

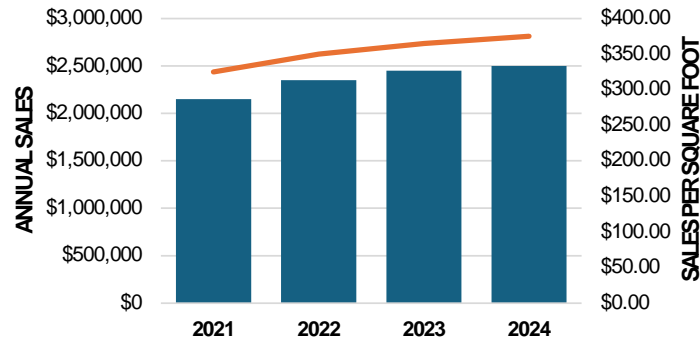
## COMPANY OVERVIEW

Company	AutoZone
Number of Locations	6,570
Credit Rating	BBB (S&P)
Stock Symbol	Public (NYSE: AZO)
Revenue 2024	\$18.49 B
Founded	1979
Headquarters	Memphis, TN

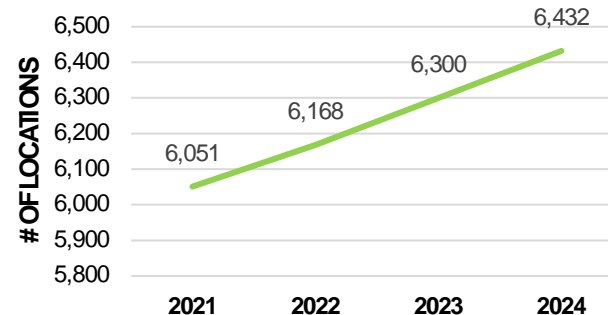
## COMPANY REVENUE



## AVERAGE ANNUAL SALES PER STORE



## AVERAGE VISITS PER STORE





## OPERATIONAL EXCELLENCE

- AutoZone uses a structured supply chain to meet demand efficiently.
- Hubs are large, strategically placed centers with vast inventory.
- These hubs restock nearby stores, supporting fast inventory turnover.
- Frequent restocking prevents overstocking and speeds up service.
- Feeder stores handle direct customer sales and service.
- Mega Hubs stock up to 110,000 SKUs and fulfill local orders within 24 hours.

## FINANCIALS

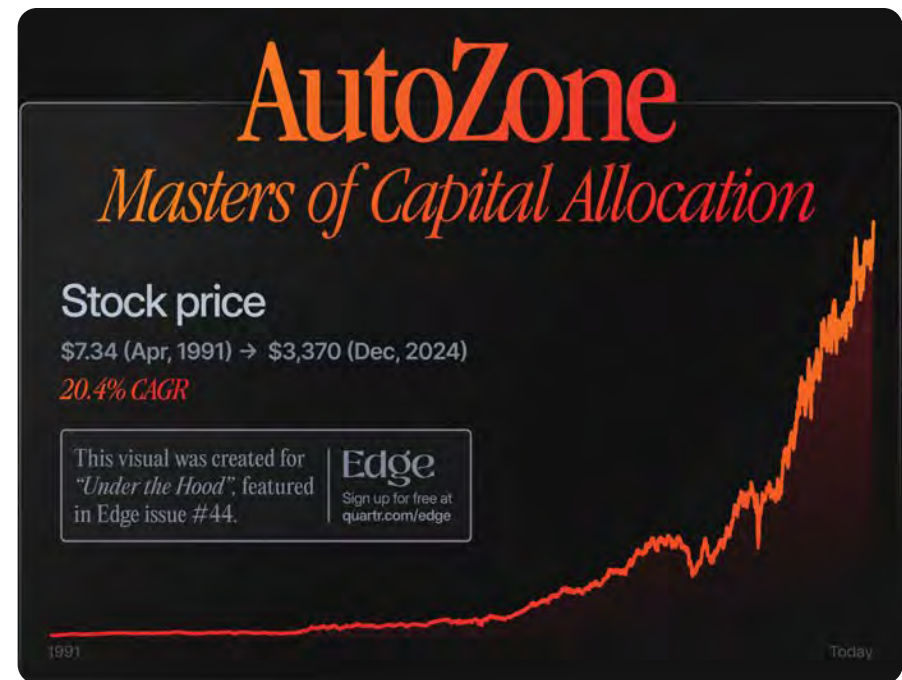
- AutoZone's stock has gained ~46,400% since its 1991 IPO.
- The company collects cash upfront and delays supplier payments, boosting liquidity.
- This improves its cash cycle and enables reinvestment or share buybacks.
- AutoZone prioritizes efficiency and cash flow over sheer size or expansion.

## COMMERCIAL PROGRAMS

- Over 90% of stores serve commercial customers like mechanics and fleets.
- Its broad inventory is a key draw for professional buyers.
- Fast delivery is powered by its robust hub and distribution system.

## HIGH-LEVEL THOUGHTS

- Customer-centric approach drives long-term advantage.
- Strong DIY support with quality parts and guidance.
- Focus on EPS and free cash flow to grow shareholder value.
- Hub-and-spoke logistics ensure product availability.
- 6,400+ U.S. stores create a widespread, accessible presence.



 SUPPLYCHAINDIVE

 Quartr



Walmart

2.1M+  
ANNUAL VISITS

CROSS KEYS COMMONS

Walmart ROSS ULTA  
Marshall's crumbl cookies DOLLAR TREE  
five BELOW Staples FAMOUS footwear

LOWE'S

459K+  
ANNUAL VISITS

TARGET

1.3M+  
ANNUAL VISITS

TURNERSVILLE AUTO MALL

TOYOTA NISSAN ACURA  
CHEVROLET HONDA DODGE

CROSS KEYS PLACE

petco THE HEALTH + WELLNESS CO.  
EDGE FITNESS CLUBS  
Michael's Made by you  
OLD NAVY

THE HOME DEPOT

791K+  
ANNUAL VISITS

Public Storage

Wendy's

SUNBELT RENTALS

metro by T-Mobile

sam's club

1.5M+  
ANNUAL VISITS

TIRE PLUS

MONRO

BERLIN-CROSS KEYS RD (29,200 VPD)

BLACK HORSE PIKE (28,000 VPD)

Cross Keys ANIMAL HOSPITAL

WELLS FARGO



## TWO(2) POINTS OF INGRESS AND EGRESS ALONG THE BLACK HORSE PIKE AND CROSS KEYS ROAD



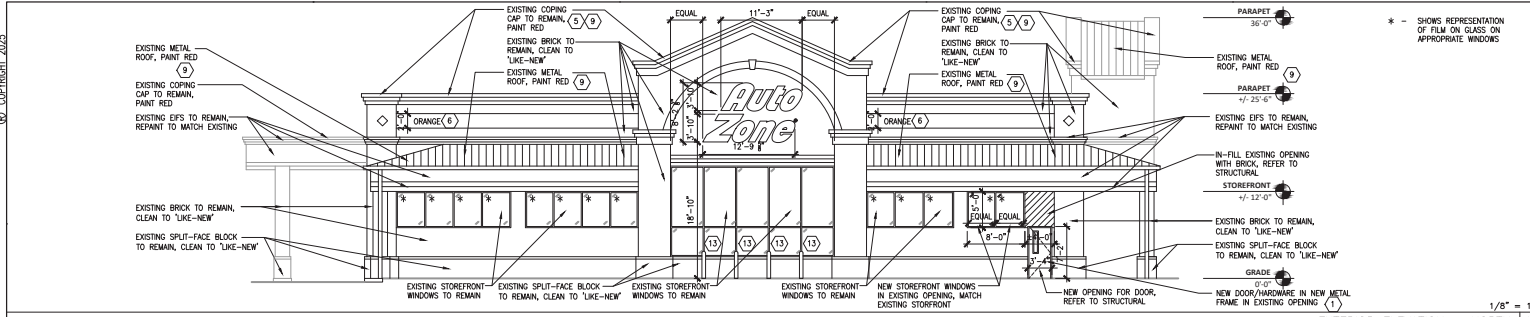
**WEDGED BETWEEN HOME DEPOT AND SAM'S CLUB**



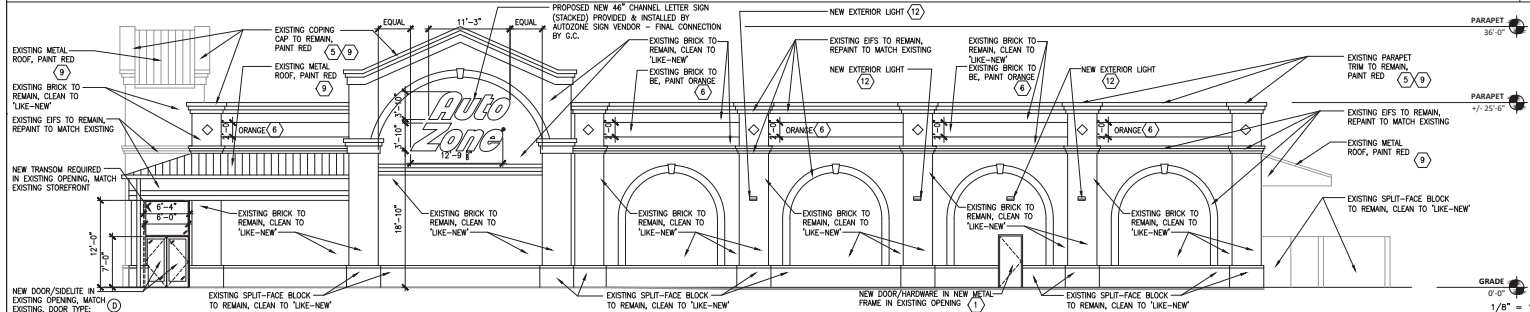
# SITE DRAWINGS

## AUTOZONE // WILLIAMSTOWN, NJ

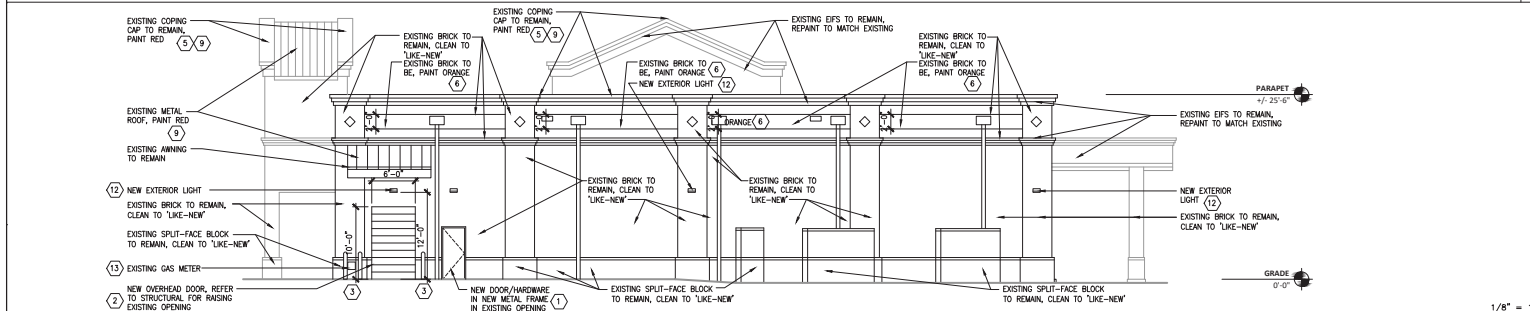
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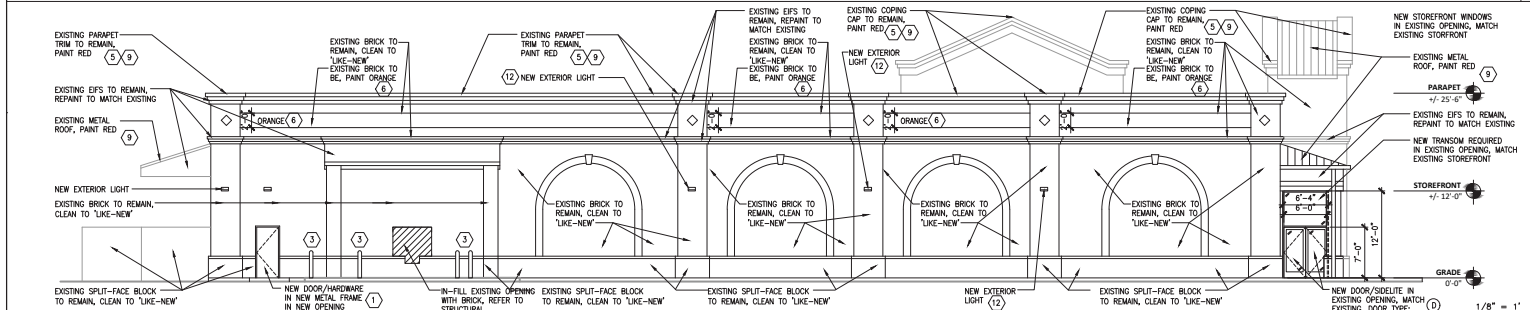
EXTERIOR ELEVATION - NORTH 1



EXTERIOR ELEVATION - EAST 2



EXTERIOR ELEVATION - SOUTH 3



EXTERIOR ELEVATION - WEST 4

- ① PAINT HOLLOW METAL DOOR RED AND DOOR FRAME BLACK BOTH INSIDE AND OUTSIDE.
- ② DO NOT PAINT ROLL-UP DOOR. PAINT DOOR FRAME BLACK BOTH INSIDE AND OUTSIDE.
- ③ PAINT BOLLARDS - RED.
- ④ PAINT RAIL SYSTEM - RED.
- ⑤ PAINT EXISTING METAL COPING
- ⑥ PAINT ORANGE
- ⑦ PAINT BLACK
- ⑧ PAINT WHITE
- ⑨ PAINT RED
- ⑩ PAINT MEDIUM GREY
- ⑪ PAINT DARK GREY
- ⑫ MOUNT NEW 175W WALL PAK FIXTURE 12 FEET ABOVE FINISHED FLOOR AND CENTERED ABOVE SERVICE DOOR OPENING (ROLL-UP DOOR OR SWING DOORS).
- ⑬ LOCATION OF EXISTING GAS METER.

NOTE: NOT ALL KEY NOTES MAY BE APPLICABLE

FURNISH RIGID ALUMINUM DIAMOND PANEL SIGN IN SIZE TO MEET GOVERNING AUTHORITY REQUIREMENTS. FURNISH DIE CUT VINYL NUMBERS OF APPROPRIATE SIZE IN THE CONFIGURATION AS SHOWN. SIGNS AND NUMBERS ARE AVAILABLE FROM EMECCO Tel. 800-442-3633.

### 5 EXTERIOR ELEVATION KEY NOTES

- GENERAL NOTES:
1. REFER TO SECTION 09000 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
  2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
  3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
  4. ALL NEW MASONRY JOINTS TO BE CONCAVE TOOLED.

### 6 GENERAL NOTES

- SIGNAGE NOTES:
1. AUTOZONE WILL FURNISH SIGNS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE. AUTOZONE'S SIGN VENDOR WILL PROVIDE FOR THE INSTALLATION OF THOSE SIGNS ON FOUNDATIONS AND WALL SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
  2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND GENERAL CONTRACTOR SHALL OBTAIN FOUNDATION PERMIT FOR FREESTANDING SIGN.
  3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION COORDINATION, PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.
  4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

### 7 SIGNAGE NOTES - BUILDING

A-3		65W2-REMODEL		2/21/2025		Architect: ADAM N. LYONS 894 Mettawa Lane Mettawa, IL 60045 TEL: 847-719-5251 FAX: 847-719-0393 For Bidding & Contractor Information Contact: Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429 Cindy.searcy@construction.com		AutoZone Store No. 10527 2099 N BLACK HORSE PIKE  WILLIAMSTOWN NJ 08094		REVISIONS	
								1		4	
								2		5	
								3		6	
EXTERIOR ELEVATIONS / NOTES											



Wenonah

Berlin

  
**INSTITUTE OF TECHNOLOGY**  
GLOUCESTER COUNTY  
1,500+ STUDENTS

  
**WASHINGTON TWP**  
HIGH SCHOOL  
2,200+ STUDENTS

  
**Rowan University**  
7,130+ STUDENTS

Turnersville Auto Mall

     
**TOYOTA** **NISSAN** **BMW** **ACURA**

     
**CHEVROLET** **HONDA** **DODGE** **MAZDA**


Barclay Glen Apartments  
276 APARTMENT UNITS

Sunny Estates  
50+ SINGLE FAMILY HOMES

Residences at Academy Row  
92 APARTMENT UNITS

Holly Oaks  
180 APARTMENT UNITS

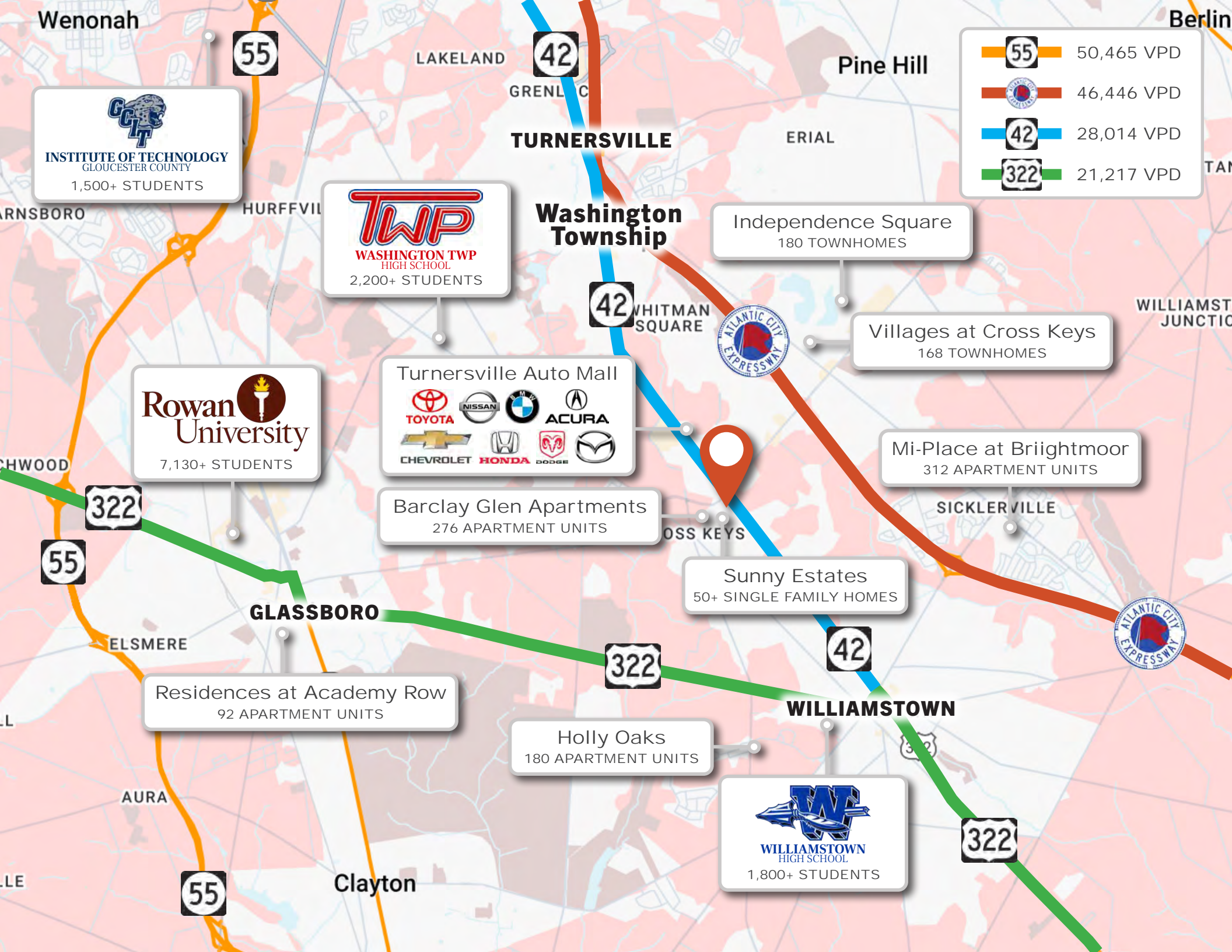
  
**WILLIAMSTOWN**  
HIGH SCHOOL  
1,800+ STUDENTS

	50,465 VPD
	46,446 VPD
	28,014 VPD
	21,217 VPD

Independence Square  
180 TOWNHOMES

Villages at Cross Keys  
168 TOWNHOMES

Mi-Place at Briightmoor  
312 APARTMENT UNITS





# AUTO USE PERFORMANCE WITHIN 5 MILES

AUTOZONE // WILLIAMSTOWN, NJ

	NAME	ADDRESS	PLACER.AI ANALYSIS (Visits   National Rank)
1	Monro Auto Service and Tire Centers	2084 N Black Horse Pike, Williamstown, NJ	21.9K   Top 22%
2	Tires Plus	2090 N Black Horse Pike, Williamstown, NJ	88.8K   Top 1%
3	CarMax	620 Cross Keys Rd, Philadelphia, NJ	64.2K   Bottom 41%
4	Mavis Discount Tire	545 Berlin - Cross Keys Rd, Sicklerville, NJ	21.4K   Bottom 49%
5	AutoZone	500 Cross Keys Rd, Sicklerville, NJ	110.8K   Top 12%
6	Turnersville Kia	2900 NJ-42, Sicklerville, NJ	57.4K   Top 33%
7	Turnersville Mazda	3000 NJ-42, Sicklerville, NJ	25.5K   Bottom 29%
8	Turnersville Dodge Chrysler Jeep Ram	3100 Route 42, Turnersville, NJ	69.1K   Top 13%
9	Honda Of Turnersville	3400 NJ-42 G, Turnersville, NJ	83.6K   Top 31%
10	Chevrolet of Turnersville	3400 NJ-42, Turnersville, NJ	51.5K   Top 33%
11	Acura Turnersville	3400 NJ-42, Turnersville, NJ	41.2K   Top 42%
12	Bmw Of Turnersville	3400 NJ-42, Turnersville, NJ	39.2K   Bottom 36%
13	Nissan of Turnersville	3400 NJ-42, Turnersville, NJ	46.7K   Top 45%
14	Toyota Of Turnersville	3400 NJ-42, Turnersville, NJ	80.7K   Top 46%
15	Hyundai of Turnersville	3400 NJ-42, Turnersville, NJ	22.5K   Bottom 11%
16	Cadillac of Turnersville	3400 NJ-42 A2, Turnersville, NJ	10K   Bottom 2%
17	Holman Ford Turnersville	3641 NJ-42 South, Turnersville, NJ	71.8K   Top 17%
18	Audi Turnersville	3751 NJ-42, Blackwood, NJ	28.5K   Bottom 29%
19	Advance Auto Parts	3941 Black Horse Pike, Turnersville, NJ	40.3K   Bottom 42%
20	Prestige Subaru	4271 E Black Horse Pike, Turnersville, NJ	41.7K   Bottom 47%
21	Prestige Volkswagen	4271 Route 42, Turnersville, NJ	24K   Bottom 24%
22	AutoZone	4800 NJ-42, Blackwood, NJ	52.4K   Bottom 28%
23	Meineke Car Care Center	5281 NJ-42, Turnersville, NJ	13.1K   Top 35%
24	Firestone Complete Auto Care	5200 NJ, Washington Township, NJ	23.7K   Bottom 36%
25	Caliber Collision	5401 NJ-42, Turnersville, NJ	13.2K   Top 50%
26	Midas	4891 Route 42, Turnersville, NJ	13.6K   Top 49%
27	Mavis Discount Tire	306 Greentree Rd, Sewell, NJ	22.9K   Top 43%
28	AutoZone	213 N Black Horse Pike, Williamstown, NJ	75.4K   Top 38%
29	Napa Auto Parts	49 S Black Horse Pike, Williamstown, NJ	19.6K   Top 43%
30	Advance Auto Parts	406 S Black Horse Pike, Williamstown, NJ	44.6K   Top 48%

**MONRO**  
AUTO SERVICE *And* TIRE CENTERS

**TIRES PLUS**  
TOTAL CAR CARE

**CARmax**

**MAVIS**  
DISCOUNT  
TIRE

**Auto  
Zone**

**KIA**

**MAZDA**

**CHRYSLER**  
**DODGE** **Jeep** **RAM**

**HONDA**

**CADILLAC**

**Ford**

**CHEVROLET**

**ACURA**

**BMW**

**NISSAN**

**TOYOTA**

**HYUNDAI**

**Audi**

**Advance  
Auto Parts**

**SUBARU**

**VW**

**meineke**  
car care center

**Firestone**  
COMPLETE AUTO CARE

**CALIBER  
COLLISION**

**MIDAS**

**NAPA**



**LOWE'S**  
527K+  
ANNUAL VISITS

MATTRESS Warehouse xfinity

Applebee's

**TARGET**  
1.2M+  
ANNUAL VISITS

**Walmart**  
2.4M+  
ANNUAL VISITS

WELLS FARGO

TURNERSVILLE AUTO MALL  
TOYOTA NISSAN ACURA  
CHEVROLET HONDA DODGE

THE SHOPPES AT CROSS KEYS  
HOBBY LOBBY Party City urbanAir  
WITTENBERG WINGS CHIPOTLE Starbucks

THE CROSSING AT TWIN OAKS  
TRACTOR SUPPLY CO Friendly's FARMERS INSURANCE

CARMAX

CROSS KEYS COMMONS  
Walmart ROSS ULTA  
Marshall's crumbl cookies DOLLAR TREE  
five BELOW Staples FAMOUS footwear

Virtua Health

CROSS KEYS PLACE  
petco THE HEALTH & WELLNESS CO  
EDGE FITNESS CLUBS Michael's Made by you OLD NAVY

982K+  
ANNUAL VISITS

Public Storage

sam's club  
1.8M+  
ANNUAL VISITS

PNC

Wawa

ROYAL FARMS

THE LEARNING EXPERIENCE

ihop

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Barclay Glen Apartments  
276 UNITS (1,2&3 BED)

Sunny Estates  
50+ SINGLE FAMILY HOMES







Sunny Estates  
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BLACK HORSE PIKE (28,000 VPD)  
BERLIN-CROSS KEYS RD (29,200 VPD)



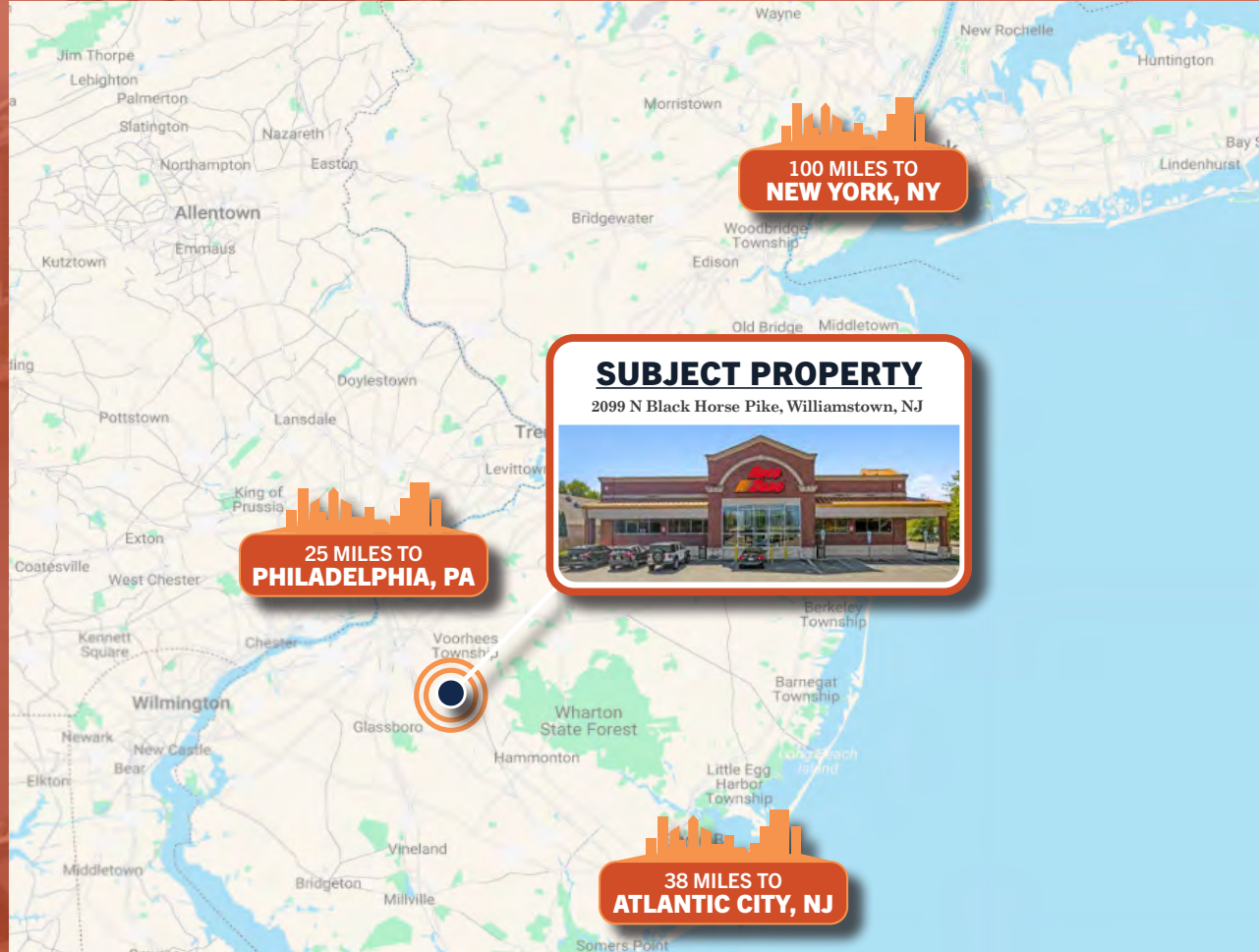
# DEMOGRAPHICS

## AUTOZONE // WILLIAMSTOWN, NJ

POPULATION	1-MILE	3-MILE	5-MILES
2024 Population	5,900	60,637	141,584
2029 Population Est.	6,184	61,725	144,490
Change (%)	4.8%	1.8%	2.1%

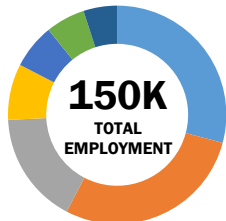
HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2024 Households	2,249	22,249	50,500
2029 Households Est.	2,352	22,801	51,838
Change (%)	4.6%	2.5%	2.6%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2024 Average HH Income	\$114,326	\$132,789	\$129,314
2024 Median HH Income	\$80,832	\$101,415	\$101,339



# MARKET PERFORMANCE

## AUTOZONE // WILLIAMSTOWN, NJ

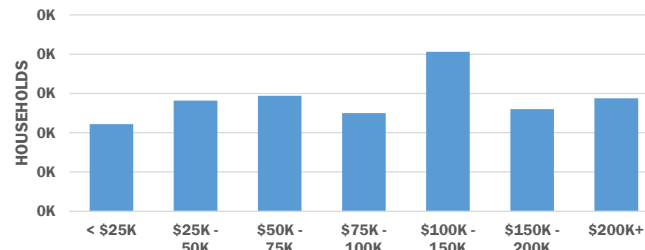


### TOP INDUSTRIES

- (29%) EDUCATION & HEALTHCARE
- (29%) TRADE, TRANSPORTATION, & UTILITIES
- (17%) PROFESSIONAL & BUSINESS SERVICES
- (8%) FINANCIAL ACTIVITIES
- (7%) CONSTRUCTION
- (6%) LEISURE & HOSPITALITY
- (5%) GOVERNMENT

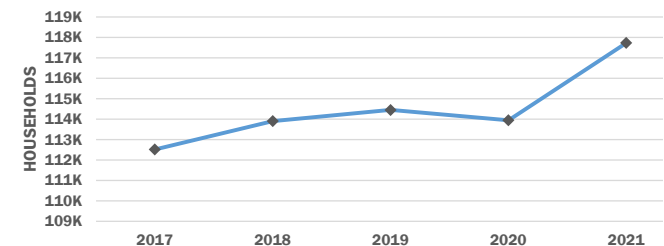
Source: ACS 2021

### HOUSEHOLD INCOME



Source: ACS 2021

### HOUSEHOLD GROWTH



Source: ACS



# GLOUCESTER COUNTY, NJ

## Leading Health Care

A network of top hospitals from Inspira Health Network and Virtua Health.



## Affordable Living Costs

The median home value in the county as of 2021 was \$246,100, compared to the state median of \$367,600.



## Education

Home to several highly rated school districts, including Rowan College, Williamstown High School, and East Greenwich Township School District.



## Employment:

EMPLOYER	EMPLOYEES
Inspira Health Network	3,800 ±
Rowan University	2,800 ±
Virtua Health	2,000 ±
Amazon	1,500 ±
South Jersey Industries (Energy)	1,100 ±



## Transportation:

ROADWAY	TRAFFIC COUNTS (VPD)
Interstate 295	97,300
Route 55	60,400
Route 42	49,500
Route 47	22,700
Route 322	16,900



## Education:

SCHOOL	STUDENTS
Rowan College	7,130 ±
Washington Township High School	2,204 ±
Williamstown High School	1,837 ±
Gloucester County Institute of Technology	1,559 ±







EXCLUSIVE OFFERING

## INVESTMENT SALES ADVISORS

LEAD AGENT



**Mark Krantz**  
Senior Director Investments

(215) 531-7056  
mark.krantz@marcusmillichap.com



**Derrick Dougherty**  
Senior Managing Director Investments

(215) 531-7026  
derrick.dougherty@marcusmillichap.com



**Scott Woodard**  
Senior Director Investments

(215) 531-7058  
scott.woodard@marcusmillichap.com



**Nick Geaneotes**  
Associate Director Investments

(215) 531-7071  
nick.geaneotes@marcusmillichap.com



**Colin Reder**  
Associate Director Investments

(215) 531-7057  
colin.reder@marcusmillichap.com



**Jacob Haslach**  
Associate Investments

(215) 531-7078  
jacob.haslach@marcusmillichap.com





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### BROKER OF RECORD

**John Horowitz**

**250 Pehle Ave., Suite 501  
Saddle Brook, NJ 07663**

**P: 212-430-5261**

**Lic #: 2192359**



# **AutoZone**<sup>®</sup>

**HUB LOCATION**

2099 N BLACK HORSE PIKE WILLIAMSTOWN, NJ



**BERLIN-CROSS KEYS RD (29,200 VPD)**

**N BLACK HORSE PIKE (28,000 VPD)**

**LARGE PARCEL - 2.11 ACRES | NEW 15 YEAR LEASE | BLACK HORSE PIKE - 28K VPD**

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