

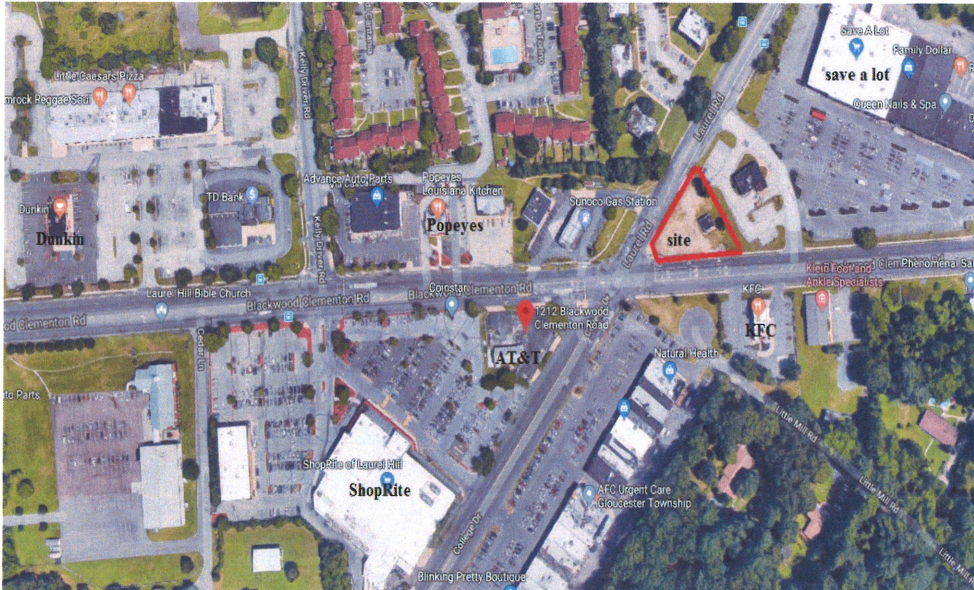


**AVAILABLE FOR SALE!**

*Premier S. Jersey Corner Site!!*

**Blackwood Clementon Rd @ Laurel Road**

*829 Blackwood-Clementon Rd., Lindenwold, NJ*



Land Size  
15,856 Sq. Ft.  
Frontage:  
190' on Blackwood-Clementon Rd.

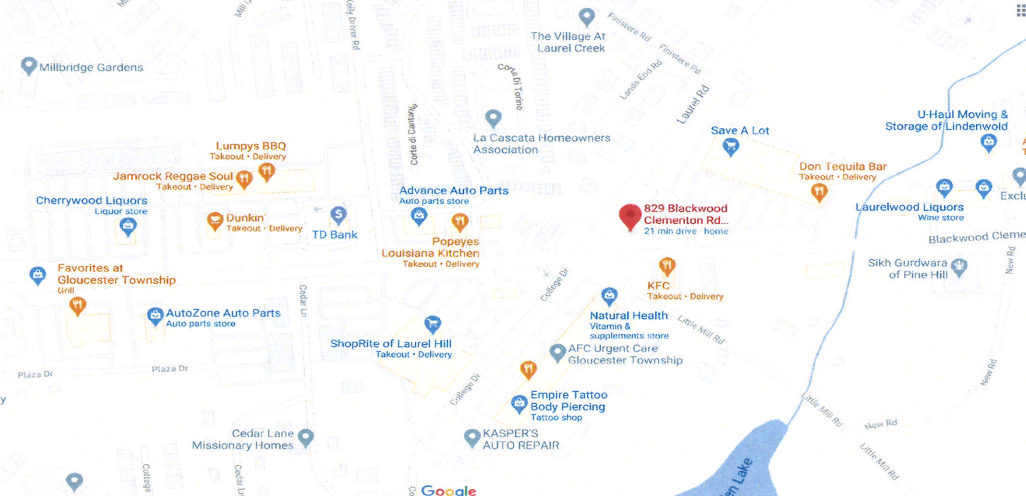
**Demographics**

**Adult Population:**  
1 Mile: 15,210  
3 Miles: 88,767  
5 Miles: 204,963

**Housing Units (2000):**  
1 Mile: 6,509  
3 Miles: 34,786  
5 Miles: 77,787

**Median Household Income:**  
1 Mile: \$47,605  
3 Miles: \$60,830  
5 Miles: \$70,855

Source: CoStar

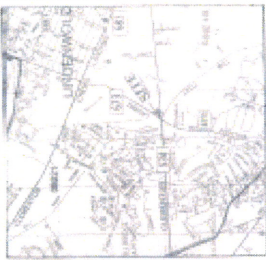


**NOTES:**

- Traffic Controlled Intersection
- Zoning: B-2 Business
- Densely Populated Phila. Suburb
- Traffic Counts:  
23,354 AADT (B-C Road)  
23,969 AADT (Laurel Rd/College Dr)
- Possible adjacent property for sale

**More Information? Contact: Marc Raiken [mraiken@f-mcb.com](mailto:mraiken@f-mcb.com)**

Disclaimer: The information in this correspondence is deemed correct and accurate from the owner and other sources from which it was obtained. All information is subject to changes, errors, omissions and removal from the market without notice.

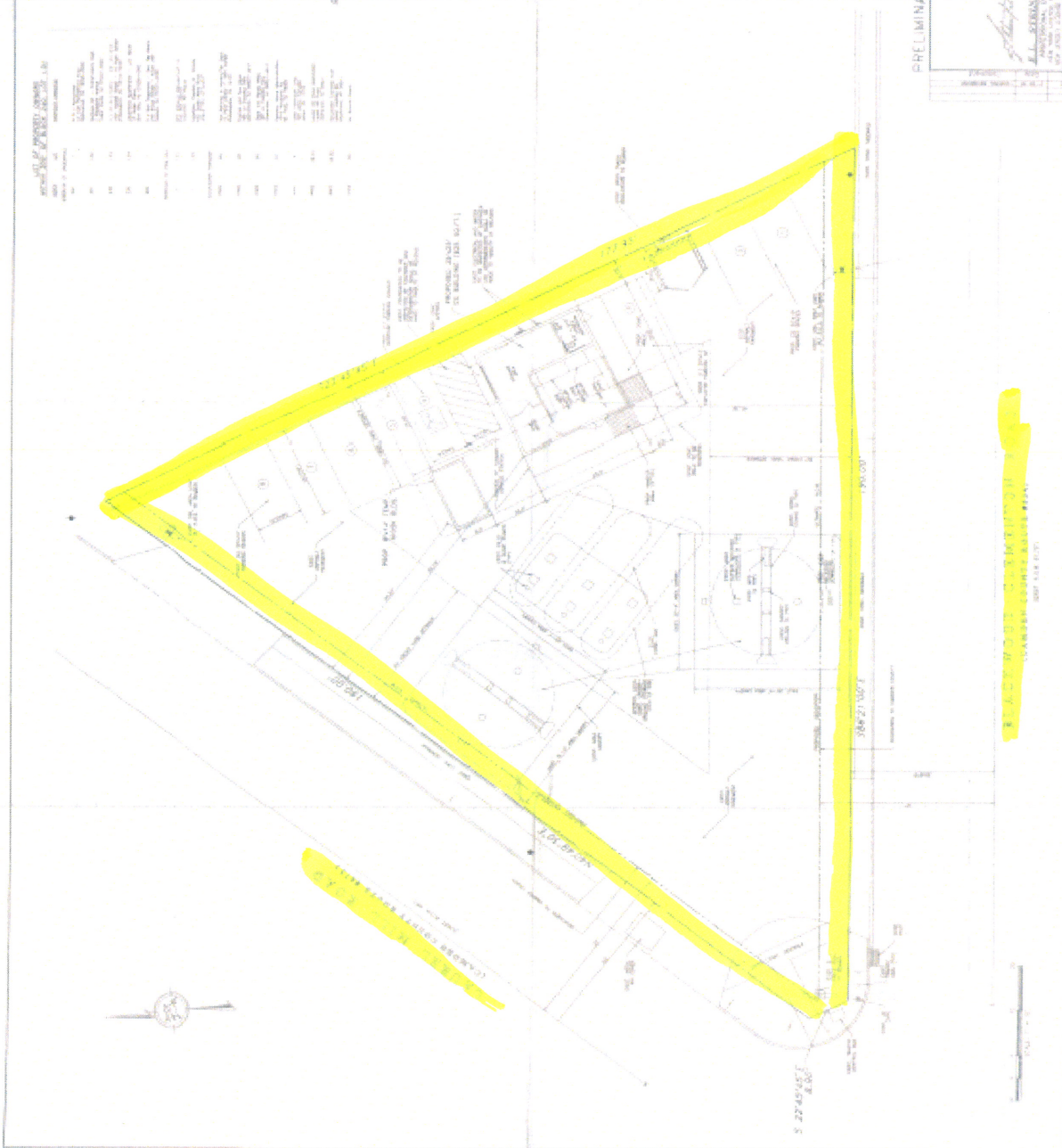


**GENERAL NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. SEE SPECIFICATIONS FOR ALL MATERIALS AND METHODS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, PART 1 THROUGH 10, AND THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION, PART 1 THROUGH 10, PUBLISHED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
4. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
10. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

**PROPOSED IMPROVEMENTS**

NO.	DESCRIPTION	LENGTH (FEET)	WIDTH (FEET)	DEPTH (FEET)	EST. COST (\$)
1	ASPHALT DRIVEWAY	150	10	4	15,000
2	CONCRETE DRIVEWAY	100	10	4	10,000
3	GRAVEL DRIVEWAY	200	10	4	20,000
4	PAVED DRIVEWAY	150	10	4	15,000
5	PAVED DRIVEWAY	100	10	4	10,000
6	PAVED DRIVEWAY	200	10	4	20,000
7	PAVED DRIVEWAY	150	10	4	15,000
8	PAVED DRIVEWAY	100	10	4	10,000
9	PAVED DRIVEWAY	200	10	4	20,000
10	PAVED DRIVEWAY	150	10	4	15,000
11	PAVED DRIVEWAY	100	10	4	10,000
12	PAVED DRIVEWAY	200	10	4	20,000
13	PAVED DRIVEWAY	150	10	4	15,000
14	PAVED DRIVEWAY	100	10	4	10,000
15	PAVED DRIVEWAY	200	10	4	20,000
16	PAVED DRIVEWAY	150	10	4	15,000
17	PAVED DRIVEWAY	100	10	4	10,000
18	PAVED DRIVEWAY	200	10	4	20,000
19	PAVED DRIVEWAY	150	10	4	15,000
20	PAVED DRIVEWAY	100	10	4	10,000



**PRELIMINARY PLAN**

<p><b>EASTERN CONSULTING INC.</b> 1180 S. A. Highway 100 Port Republic, NY 12071</p>	<p>PROJECT NO. 100-100-100-100 SHEET NO. 100-100-100-100 DATE 10/10/10</p>
<p>DESIGNED BY: [Name] CHECKED BY: [Name] DATE: 10/10/10</p>	<p>SCALE: 1" = 40' (DRIVEWAYS) 1" = 80' (UTILITIES)</p>

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/10/10