

SALE OR LEASE > RETAIL/OFFICE/RESIDENTIAL/FLEX

Cross Keys Campus

CROSS KEYS BYPASS & TUCKAHOE ROAD, WASHINGTON TOWNSHIP, NJ



The Cross Keys Campus Tract occupies 154.72 acres of undeveloped land within the Washington Township, Gloucester County, New Jersey. Of the 154.72 acres, 144.72 acres form a continuous parcel that is bounded by Hurffville-Cross Keys Road (Country Route 654) to the south, Cross Keys Bypass to the east, Tuckahoe Road (Country Route 555) to the northeast, American Boulevard to the north, and Baldwin Boulevard to the northwest. The western boundary abuts the Virtua Hospital Ambulatory Care Center. The remaining 10 acres lie east of the Cross Keys Bypass.

The property is located within the Washington Square Redevelopment Area. The Washington Township has dedicated 600+ acres to this redevelopment area in an effort to develop a unified vision for Washington Square. The vision is designed to enhance the quality of life for the area's residents through the connectivity of streets and sidewalks, integrated use-types, aesthetic design, and efficient and balanced growth.

Contact

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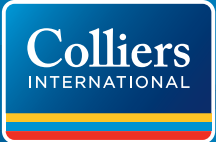


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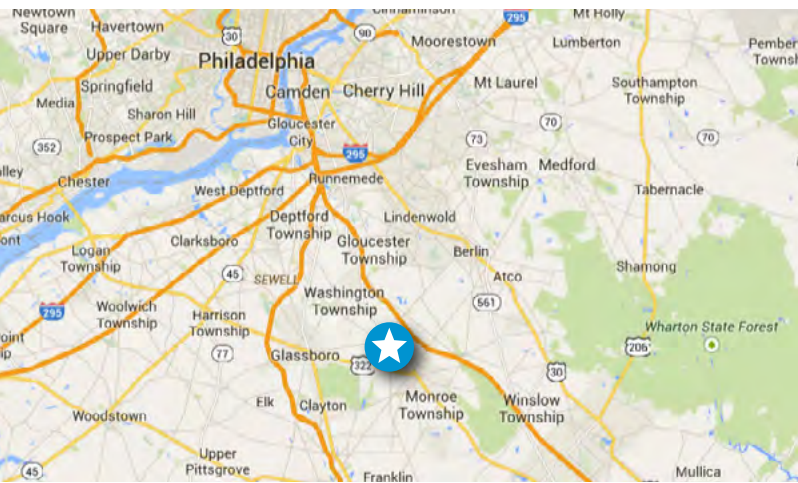
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Features

A new 154.72 acres tract available for redevelopment for a new mixed use project to include retail, medical, office, residential, hospitality, entertainment, and civic uses.

- > Surrounding trade area consists of mature residential population, strong concentration of retailers as well as additional activity generators (Virtua Ambulatory Care Center and Turnersville Auto Mall)
- > Zoned Washington Square Redevelopment Area
- > Strong regional location with access to Philadelphia and Atlantic City via Route 42, Route 322, and the Atlantic City Expressway



Demographics	1 Mile	5 Mile	10 Mile
Population	58,417	148,213	422,499
Households	20,330	50,254	154,057
Average HH Income	\$84,856	\$85,422	\$79,720
Daytime Employees	16,137	36,232	136,119



Washington Township
High Schools

Wawa

**KENNEDY
HEALTH SYSTEM
Hospital**

**Bob
Evans**

The Shoppes at
Crosskeys
chico's
JOS. A. BANK
NY & C

ACME
H&R BLOCK
SUPERCUTS

LOWE'S
PET SMART
TARGET
FIVE GUYS
Michael's
BURGERS and FRIES
Where Creativity Happens

LOWE'S

TARGET

**REGAL
CINEMAS**

**Pizza
Hut**

Applebee's

STAPLES

ShopRite

Walmart
Save money. Live better.
Marshalls
ROSS
DRESS FOR LESS

Virtua
Health and
Wellness Center

Turnersville AutoMall
Turnersville, NJ

**STARBUCKS
COFFEE**

**Sams
CLUB**

**THE HOME
DEPOT**

**7
ELEVEN**

OLD NAVY
petco
**SPORTS
AUTHORITY**
A.C. MOORE

**UNITED ARTISTS
Theatres**

Black Horse Pike
43,721 ADT (NJDOT)

Atlantic City Expressway
65,961 ADT (NJDOT)

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