

High-Visibility Commercial Site | Flexible Zoning & Strong Investment Potential

320 S WHITE HORSE PIKE, WATERFORD WORKS



OFFERING MEMORANDUM

KW COMMERCIAL
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PRESENTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



HIGH-VISIBILITY COMMERCIAL SITE ON WHITE HORSE PIKE – FLEXIBLE ZONING & STRONG INVESTMENT POTENTIAL

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAIL REPORT

PROPERTY DETAILS

TAX HISTORY

Property Summary



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity located at 320 South White Horse Pike, Winslow Township, NJ, 08089. This property features a 2,564 square foot building, ideally suited for Industrial/Warehouse/Distribution use.

With zoning designated as PC-4 and situated within the Highway Commercial area, this property offers prime positioning for a range of business operations. Don't miss the chance to acquire this versatile asset in a strategic location with immense potential for the savvy investor.

PROPERTY HIGHLIGHTS

- 2,564 SF industrial building
- Zoned PC-4
- Located in Highway Commercial area
- Ideal for warehouse/distribution use

OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	1
Lot Size:	37,500 SF
Lot Size Price Per SF:	\$12/ft
Building Size:	2,564 SF
Building Size Price Per SF:	\$175/ft
Zoning:	PC-4
Taxes:	\$4,709/year
NOI:	\$32,936.40
Cap Rate:	7.32%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	139	482
Total Population	83	331	1,204
Average HH Income	\$118,357	\$130,287	\$136,488



Property Description



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity located at 320 South White Horse Pike, Winslow Township, NJ, 08089. This property features a 2,564 square foot building, ideally suited for Industrial/Warehouse/Distribution use. With zoning designated as PC-4 and situated within the Highway Commercial area, this property offers prime positioning for a range of business operations. Don't miss the chance to acquire this versatile asset in a strategic location with immense potential for the savvy investor.

LOCATION DESCRIPTION

Located in Winslow Township, New Jersey, this prime commercial property offers proximity to a range of business and lifestyle amenities. The vibrant township is known for its strategic positioning between major metropolitan areas, making it an attractive investment opportunity for office and office building investors. The area benefits from easy access to major highways, providing seamless connectivity to Philadelphia, Atlantic City, and beyond. Nearby conveniences include popular dining establishments, shopping centers, and recreational facilities, enhancing the appeal of the location for businesses and their employees. With its promising location and access to a diverse range of amenities, Winslow Township presents an enticing opportunity for commercial real estate investors.

SITE DESCRIPTION

Property sits relatively flat on a corner lot

EXTERIOR DESCRIPTION

Single story block building with ample parking

PARKING DESCRIPTION

Surface parking spaces.

POWER DESCRIPTION

Ample Power

GAS DESCRIPTION

Natural Gas



Property Detail Report

Property Detail Report

For property located at
320 South White Horse Pik, Winslow Township, NJ



APN: 36-05403-0000-00009-0000
Generation date: 08/26/2025

Owner(s) Information

Owners(s) name	A 1 Plus Auto Sales LLC	Owner For	a year
Mailing Address	320 South White Horse Pik	Absentee	No
City, State Zip	Hammonton, NJ 08037	Corporate Owned	Yes

Location Information

County	Camden	Lot Acres	0.8609	Class 4 Code	999
Municipality	Winslow Township	Lot Sq Ft	37,500.8	Building Class	10
Block / Lot / Qual	5403 / 9 / ---	Land Use	Commercial	Building Desc	1SCB
Additional Lots	---	Land Desc	150X250	Building Sq.Ft.	0
Census Code	340076115001011	Zoning	PC-4	Year Constructed	0

Tax Information

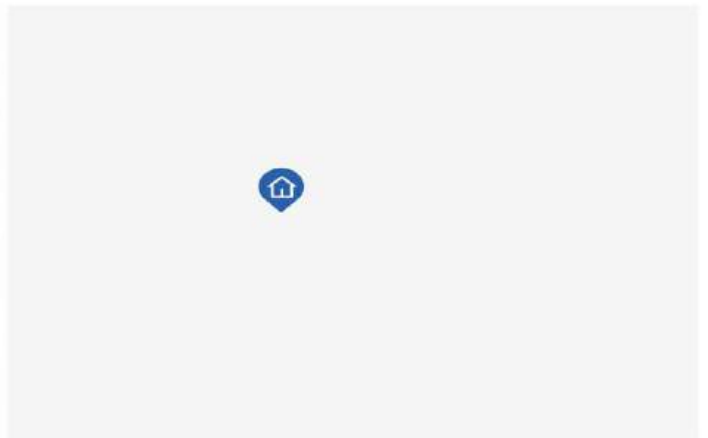
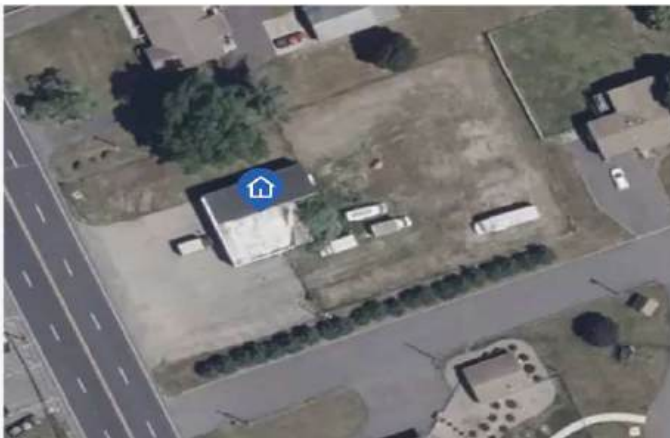
Assessed Year	2025	Land Value	\$78,800	Tax Exemption	---
Tax Year	2024	Improved Value	\$51,100	Deductions (Amount)	---
Calculated Tax	\$4,708.88	Total Assessed Value	\$129,900	Tax Rate (2024)	3.625
Special Tax Codes	F01			Tax Ratio (2024)	69.23

Last Market Sale

Sale / Rec Date	09/26/2024 - 10/30/2024	Buyer Name	A 1 PLUS AUTO SALES LLC	Seller Name	MULTANI LAKHWINDER S
Sale Price	\$215,000	Buyer Street	320 S WHITE HORSE PIKE	Seller Street	235 WILLIAMSTOWN ROAD
Price / Sq.Ft.	---	Buyer City, State	HAMMONTON NJ	Seller City, State	BERLIN NJ
Book / Page	12693 / 01794				
Assessor Code					

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34007C0228E	09/28/2007	0.86 (100%)	No



Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.



Property Details

Sale Price

\$450,000

LOCATION INFORMATION

Building Name	High-Visibility Commercial Site on White Horse Pike – Flexible Zoning & Strong Investment Potential
Street Address	320 South White Horse Pike
City, State, Zip	Winslow Township, NJ 08089
County	Camden
Market	Highway Commercial
Sub-market	Pinelands Village Commercial (PC3)
Township	Winslow Township
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	All major highways less than 15 minutes away
Nearest Airport	Newark/JFK/Laguardia Airport all 30-60 minute drive

BUILDING INFORMATION

Building Size	2,564 SF
NOI	\$32,936.40
Cap Rate	7.32
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	16 ft
Number of Floors	1
Gross Leasable Area	2,564 SF
Construction Status	Existing
Framing	Block
Condition	Average
Roof	Original Age
Free Standing	Yes
Number of Buildings	1



PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	PC-4
Lot Size	37,500 SF
Lot Frontage	150 ft
Lot Depth	250 ft
Corner Property	Yes
Traffic Count	13206
Traffic Count Street	South White Horse Pike
Waterfront	No
MLS #	Off Market
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	30

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Number of Elevators	0
Central HVAC	Yes
HVAC	Yes
Restrooms	2
Landscaping	Professional Landscaping
Gas / Propane	Yes

Tax History

Property Detail Report

For property located at
320 South White Horse Pik, Winslow Township, NJ

Property Records

APN: 36-05403-0000-00009-0000

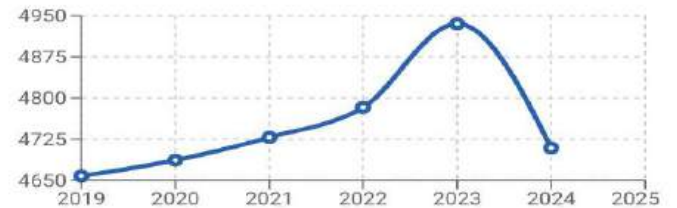
Generation date: 08/26/2025

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	---	---	---	\$78,800	\$51,100	\$129,900
2024	\$4,708.88	-\$226.02	-4.58%	\$78,800	\$51,100	\$129,900
2023	\$4,934.90	\$151.98	3.18%	\$78,800	\$51,100	\$129,900
2022	\$4,782.92	\$54.56	1.15%	\$78,800	\$51,100	\$129,900
2021	\$4,728.36	\$41.57	0.89%	\$78,800	\$51,100	\$129,900
2020	\$4,686.79	\$28.58	0.61%	\$78,800	\$51,100	\$129,900
2019	\$4,658.21	\$63.64	1.39%	\$78,800	\$51,100	\$129,900
2018	\$4,594.57	\$81.85	1.81%	\$78,800	\$51,100	\$129,900
2017	\$4,512.72	\$57.15	1.28%	\$78,800	\$51,100	\$129,900
2016	\$4,455.57	\$64.95	1.48%	\$78,800	\$51,100	\$129,900
2015	\$4,390.62	\$97.42	2.27%	\$78,800	\$51,100	\$129,900
2014	\$4,293.20	\$57.16	1.35%	\$78,800	\$51,100	\$129,900
2013	\$4,236.04	\$141.59	3.46%	\$78,800	\$51,100	\$129,900
2012	\$4,094.45	-\$3.1	-0.08%	\$78,800	\$51,100	\$129,900
2011	\$4,097.55	\$110.63	2.77%	\$27,800	\$50,100	\$77,900
2010	\$3,986.92	\$143.33	3.73%	\$27,800	\$50,100	\$77,900
2009	\$3,843.59	\$41.29	1.09%	\$27,800	\$50,100	\$77,900
2008	\$3,802.30	\$109.9	2.98%	\$27,800	\$50,100	\$77,900
2007	\$3,692.40	\$101.2	2.82%	\$27,800	\$50,100	\$77,900
2006	\$3,591.20	\$187.8	5.52%	\$27,800	\$50,100	\$77,900
2005	\$3,403.40	\$251.6	7.98%	\$27,800	\$50,100	\$77,900
2004	\$3,151.80	\$90.4	2.95%	\$27,800	\$50,100	\$77,900
2003	\$3,061.40	\$140.2	4.8%	\$27,800	\$50,100	\$77,900
2002	\$2,921.20	\$179.2	6.54%	\$27,800	\$50,100	\$77,900

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HIGH-VISIBILITY COMMERCIAL SITE ON WHITE HORSE PIKE – FLEXIBLE ZONING & STRONG INVESTMENT POTENTIAL

LOCATION INFORMATION

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AERIAL MAP

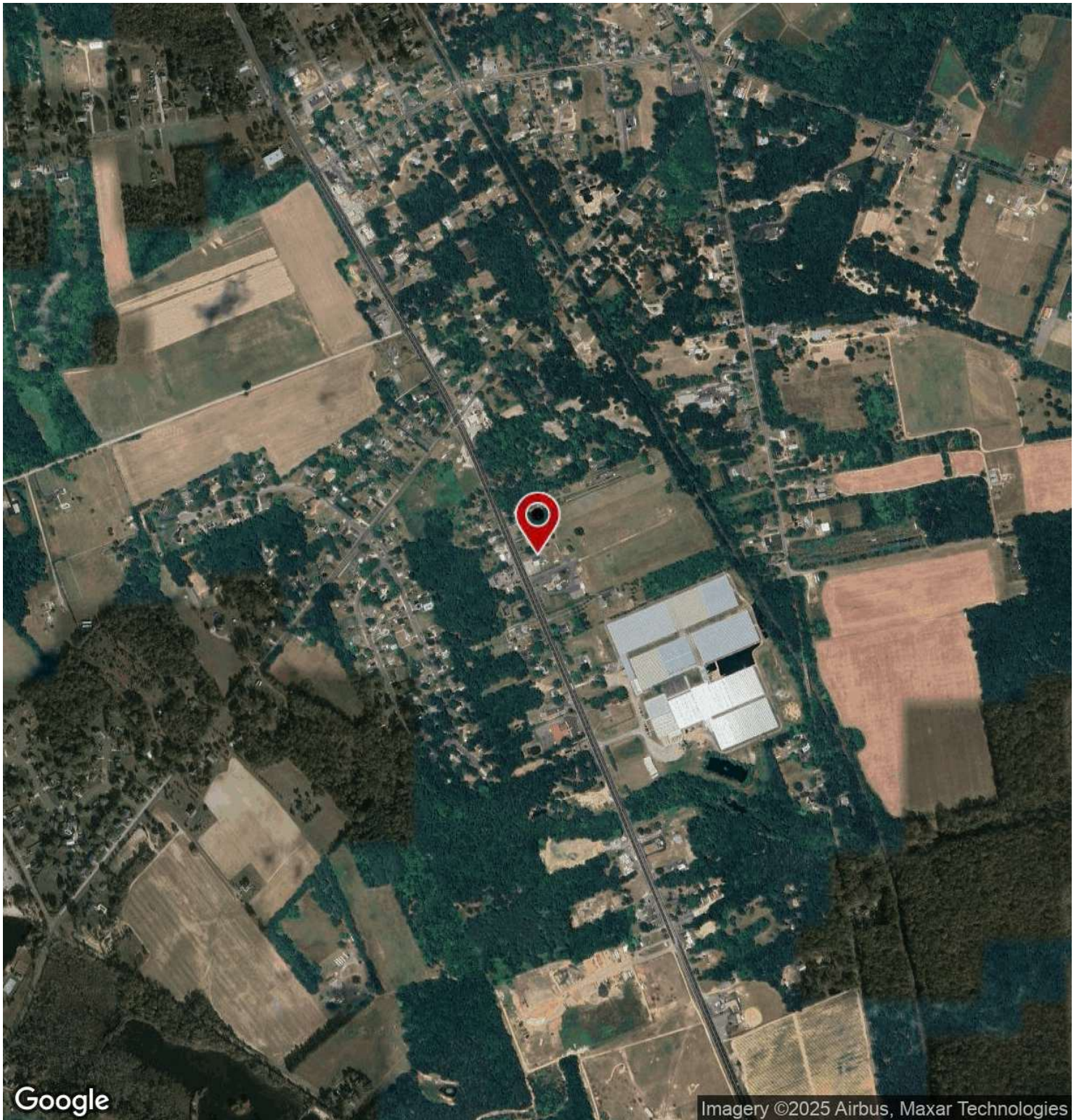
FEMA FLOOD REPORT

DEP WETLANDS REPORT

TAX MAP

ZONING MAP OF TOWN

Aerial Map



FEMA Flood Report

Property Detail Report

For property located at

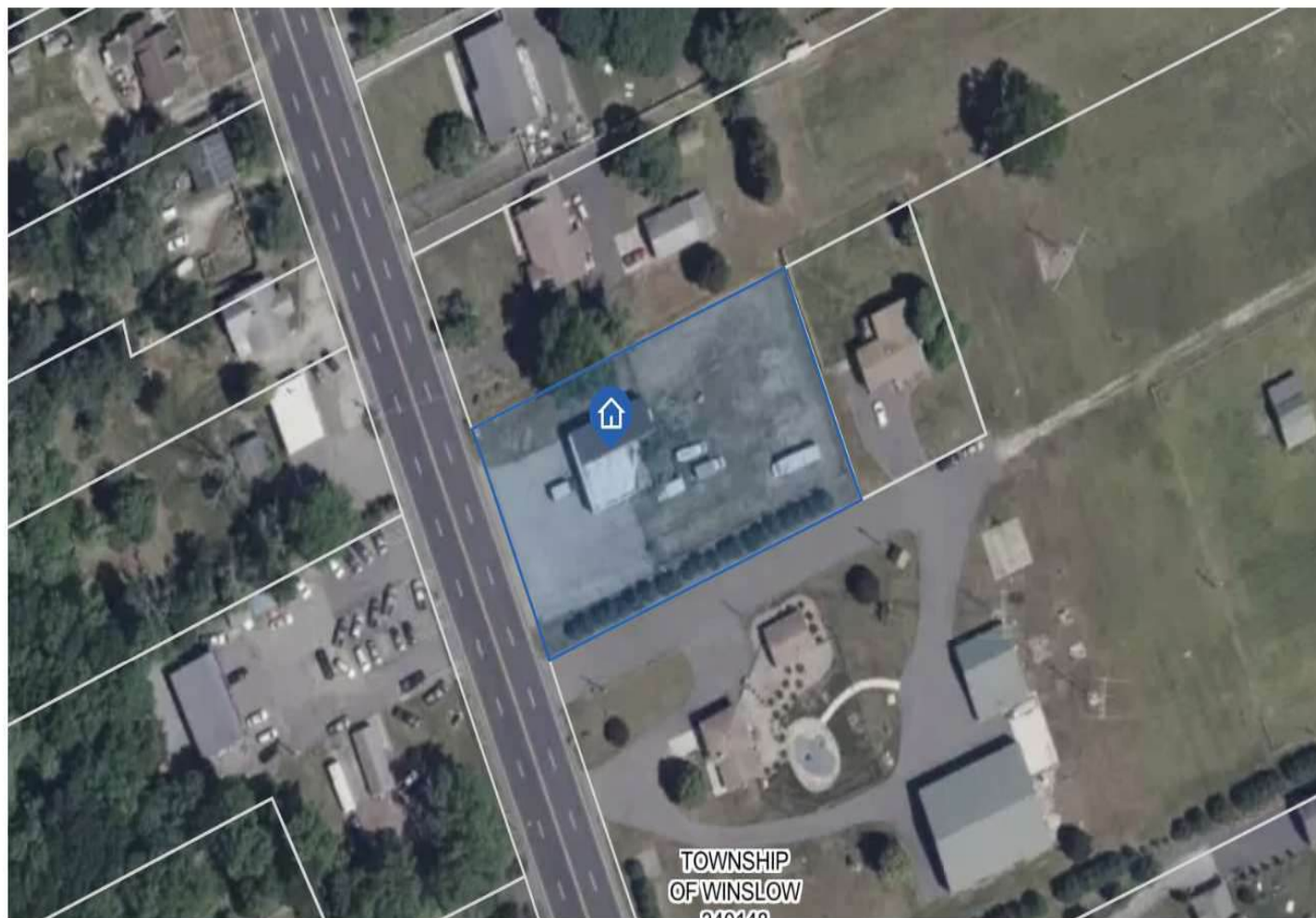
320 South White Horse Pik, Winslow Township, NJ

 **PropertyRecords**

APN: 36-05403-0000-00009-0000

Generation date: 08/26/2025

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.86 (100%)	34007C0228E	No	 Floodway  1% Annual Chance Flood Hazard  0.2% Annual Chance Flood Hazard  Undetermined



DEP Wetlands Report

Property Detail Report

For property located at

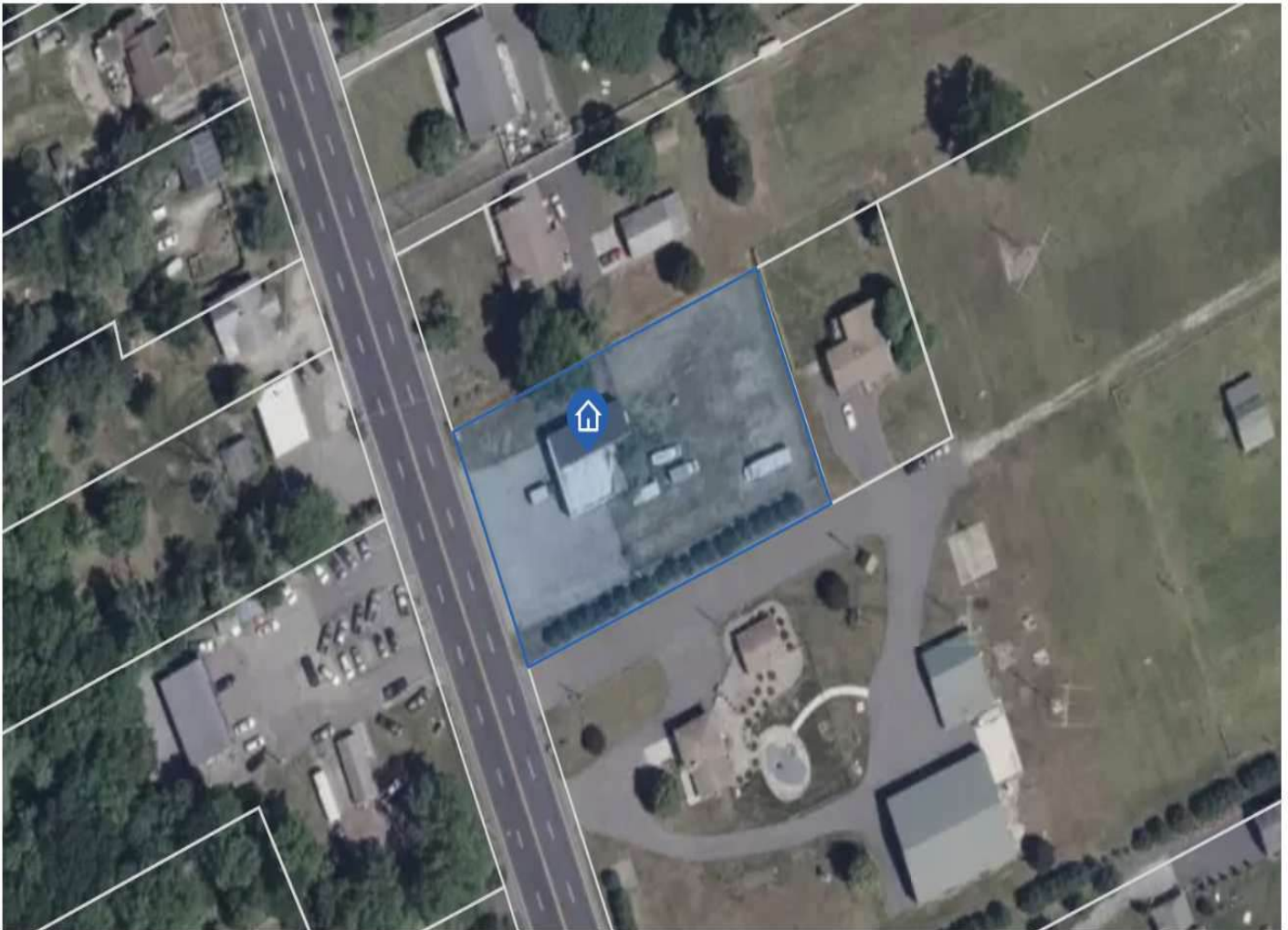
320 South White Horse Pik, Winslow Township, NJ

 **PropertyRecords**

APN: 36-05403-0000-00009-0000

Generation date: 08/26/2025

DEP Wetlands



Description

Area

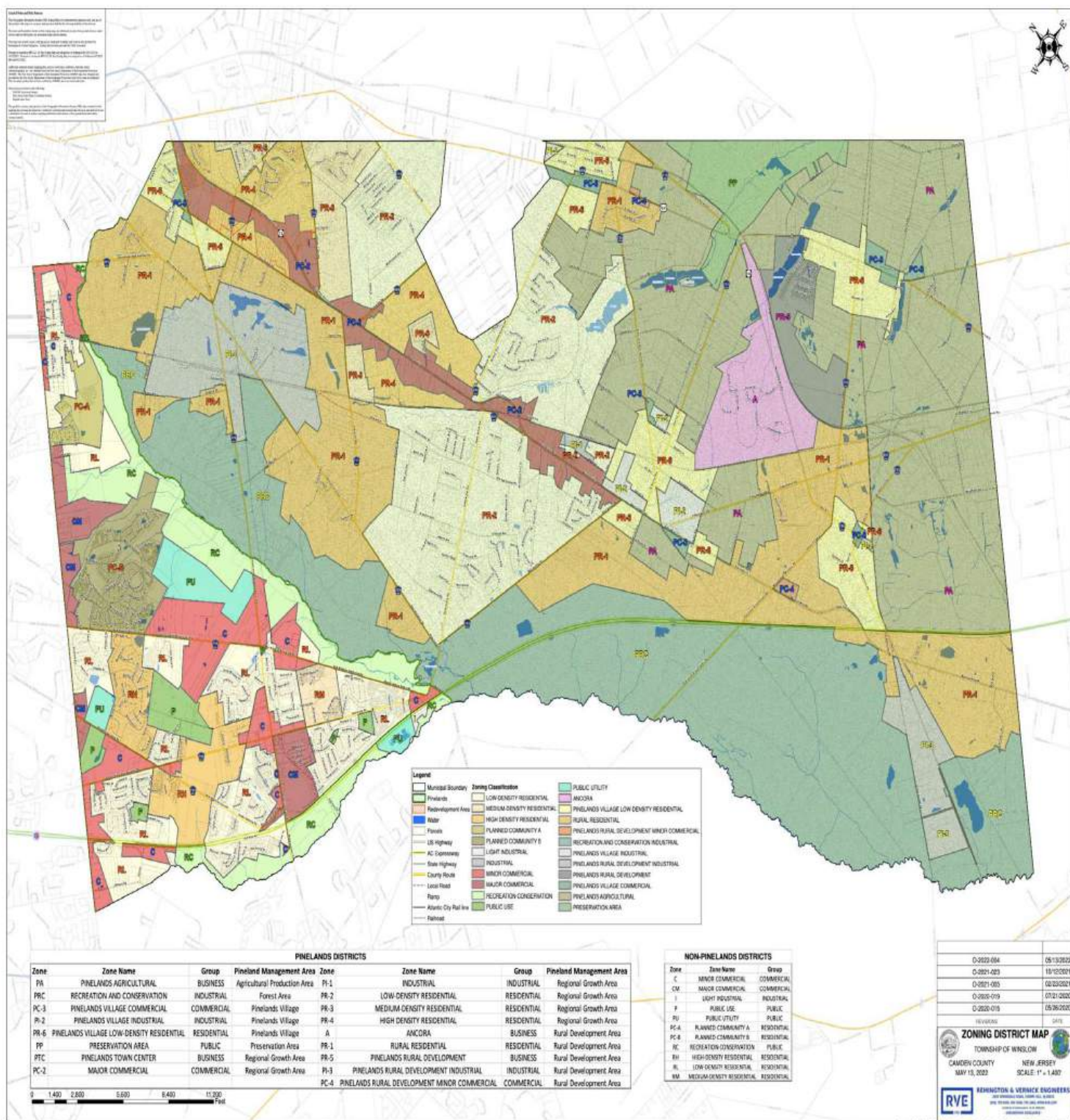
This parcel does not appear to have any relations with DEP Wetlands



04



Zoning Map Of Town



HIGH-VISIBILITY COMMERCIAL SITE ON WHITE HORSE PIKE – FLEXIBLE ZONING & STRONG INVESTMENT POTENTIAL

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

	PROFORMA RENT ROLL
Price	\$450,000
Price per SF	\$176
Price per Unit	\$450,000
GRM	9.75
CAP Rate	7.32%
Cash-on-Cash Return (yr 1)	6.55%
Total Return (yr 1)	\$11,272
Debt Coverage Ratio	1.3

OPERATING DATA

	PROFORMA RENT ROLL
Gross Scheduled Income	\$46,152
Total Scheduled Income	\$46,152
Vacancy Cost	\$2,308
Gross Income	\$43,844
Operating Expenses	\$10,908
Net Operating Income	\$32,936
Pre-Tax Cash Flow	\$7,527

FINANCING DATA

	PROFORMA RENT ROLL
Down Payment	\$115,000
Loan Amount	\$335,000
Debt Service	\$25,409
Debt Service Monthly	\$2,117
Principal Reduction (yr 1)	\$3,744



Income & Expenses

INCOME SUMMARY		PROFORMA RENT ROLL
Vacancy Cost		(\$2,308)
GROSS INCOME		\$43,844
EXPENSES SUMMARY		PROFORMA RENT ROLL
Taxes		\$4,708
Insurance		\$3,200
Common Area Maintenance (CAM)		\$3,000
OPERATING EXPENSES		\$10,908
NET OPERATING INCOME		\$32,936



Proforma Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Entire Building	To Be Leased	2,564 SF	100%	\$18.00	\$46,152	TBL	TBL
TOTALS		2,564 SF	100%	\$18.00	\$46,152		
AVERAGES		2,564 SF	100%	\$18.00	\$46,152		



HIGH-VISIBILITY COMMERCIAL SITE ON WHITE HORSE PIKE – FLEXIBLE ZONING & STRONG INVESTMENT POTENTIAL

LEASE COMPARABLES

4

LEASE COMPS

Lease Comps

Search Criteria Result List Result Detail

12 Lease Comps

Lease Comps

Analytics

Map

	Sign Date	Start Date	Address	City	Floor	SF Leased	Rent/SF/Yr	Services	Rent Type	Use	Lease Type	Term	Exp Date
☐	Jul 2025	Sep 2025	109 N Black Horse Pike	Blackwood	1st	5,500				Industrial	Direct		
☐	Jul 2025	Aug 2025	417 Bloomfield Dr	West Berlin	1st	4,200				Industrial	Direct	1 yr	Jul 2026
☐	Jul 2025	Jul 2025	110 Cushman Ave	West Berlin	1st	4,900	\$11.00	NN	Asking	Industrial	Direct		
☐	Jun 2025	Jul 2025	1041 Glassboro Rd	Williamstown	1st	3,280				Industrial	Direct		
☐	Jun 2025	Jul 2025	1041 Glassboro Rd	Williamstown	1st	4,000				Industrial	Direct		
☐	Jun 2025	Aug 2025	1041 Glassboro Rd	Williamstown	1st	6,000		NNN		Industrial	Direct		
☐	Feb 2025	Mar 2025	424 Commerce Ln	West Berlin	1st	4,260				Industrial	Direct		
☐	Jan 2025	Feb 2025	443 Commerce Ln	West Berlin	1st	3,282				Industrial	Direct	1 yr	Feb 2026
☐	Dec 2024	Jan 2025	1224 Berlin Rd	Voorhees	1st	3,000	\$9.00	NNN	Asking	Industrial	Direct	1 yr	Dec 2025
☐	Nov 2024	Dec 2024	405 Bloomfield Dr	West Berlin	1st	4,200				Industrial	Direct		
☐	Aug 2024	Sep 2024	424 Commerce Ln	West Berlin	1st	4,950				Industrial	Direct		
☐	Oct 2023	Nov 2023	105 Cedar Brook Rd	Sicklerville	1st	3,800	\$7.92	MG	Asking	Industrial	Direct	3 yrs	Oct 2026



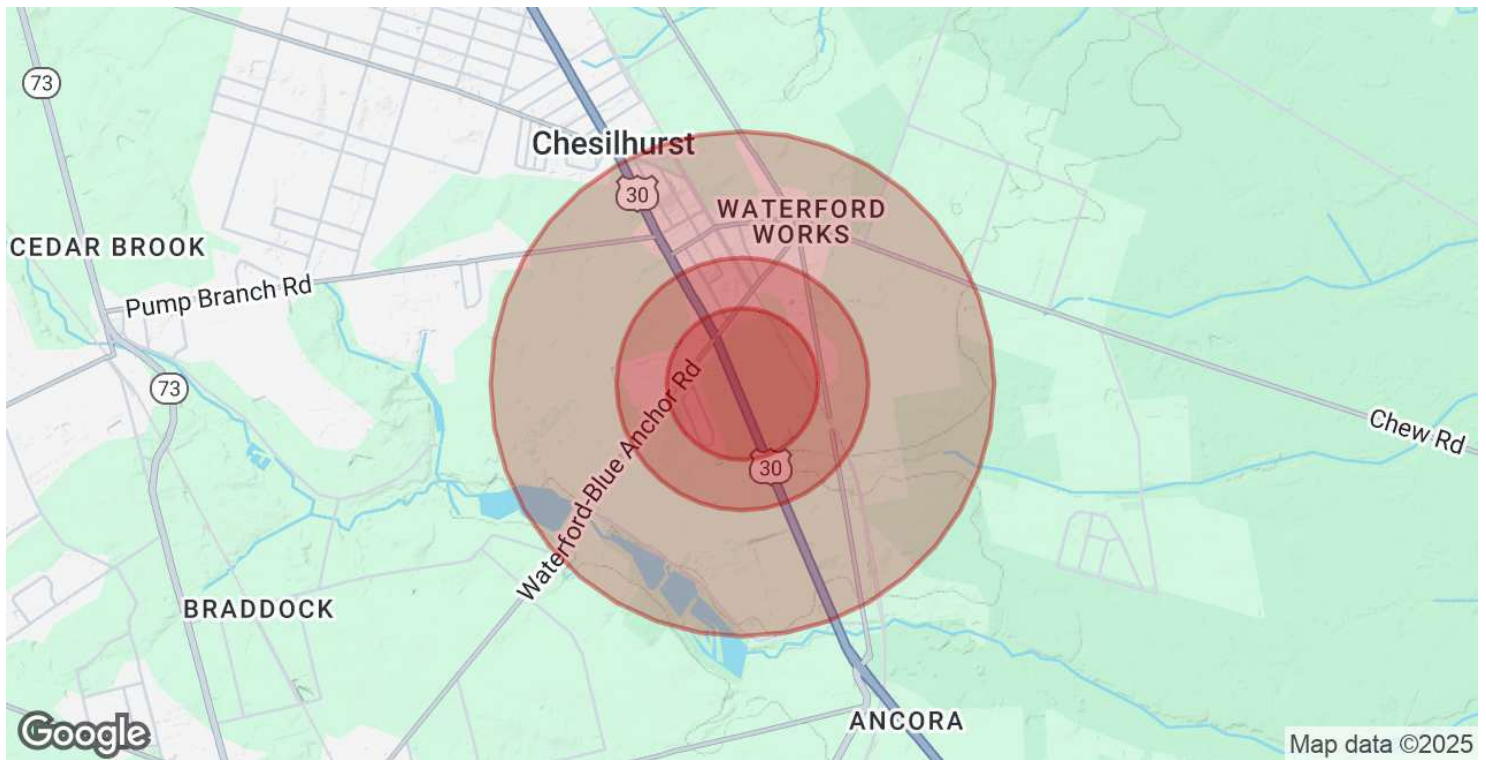
HIGH-VISIBILITY COMMERCIAL SITE ON WHITE HORSE PIKE – FLEXIBLE ZONING & STRONG INVESTMENT POTENTIAL

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	83	331	1,204
Average Age	52	49	48
Average Age (Male)	50	48	47
Average Age (Female)	55	51	49

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	139	482
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$118,357	\$130,287	\$136,488
Average House Value	\$264,513	\$276,106	\$293,157

Demographics data derived from AlphaMap



HIGH-VISIBILITY COMMERCIAL SITE ON WHITE HORSE PIKE – FLEXIBLE ZONING & STRONG INVESTMENT POTENTIAL

ADDITIONAL INFORMATION

6

DVISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL FORT LEE

Advisor Bio | Managing Director | KW Commercial Fort Lee



BRUCE ELIA JR.

Managing Director | Fort Lee

brucejr@kw.com

Direct: 201.917.5884 x701 | Cell: 201.315.1223

NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Real Estate Broker & Real Estate Broker for the past 14 years, after having very varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS

KW Commercial Advertised on 300+ Websites

Premium Level Co-Star, Loopnet, & Crexi Commercial Websites

NJMLS, HCMLS, GSMLS

Eastern Bergen County Board of Realtors

Platinum Circle of Excellence Award Recipient

KW Commercial | Bruce Elia Jr. | Fort Lee

2200 Fletcher Ave Suite 500

Fort Lee, NJ 07024

