



PROPERTY DESCRIPTION

+/-1.24 acre pad site opportunity available for ground lease, or build-to-suit option in Harbor Plaza on Route 30. The city will work with QSR users. Contact broker for details. This high-visibility and high traffic count location on White Horse Pike benefits from co-tenancy with McDonald's, Rite Aid, Wawa, Incollingo's Market, and Family Dollar. The site also sits steps from NJ Transit's Egg Harbor City Station and commuter parking lot.

PROPERTY HIGHLIGHTS

- Pad site opportunity
- Perfect QSR site
- Ground lease, or build-to-suit
- 180 feet of frontage on White Horse Pike
- Traffic counts in excess of 15,000 VPD
- Co-tenancy with RiteAid, McDonald's, Incollingo's Market & Family Dollar
- Cross easement with Shopping Center provides excellent site access

OFFERING SUMMARY

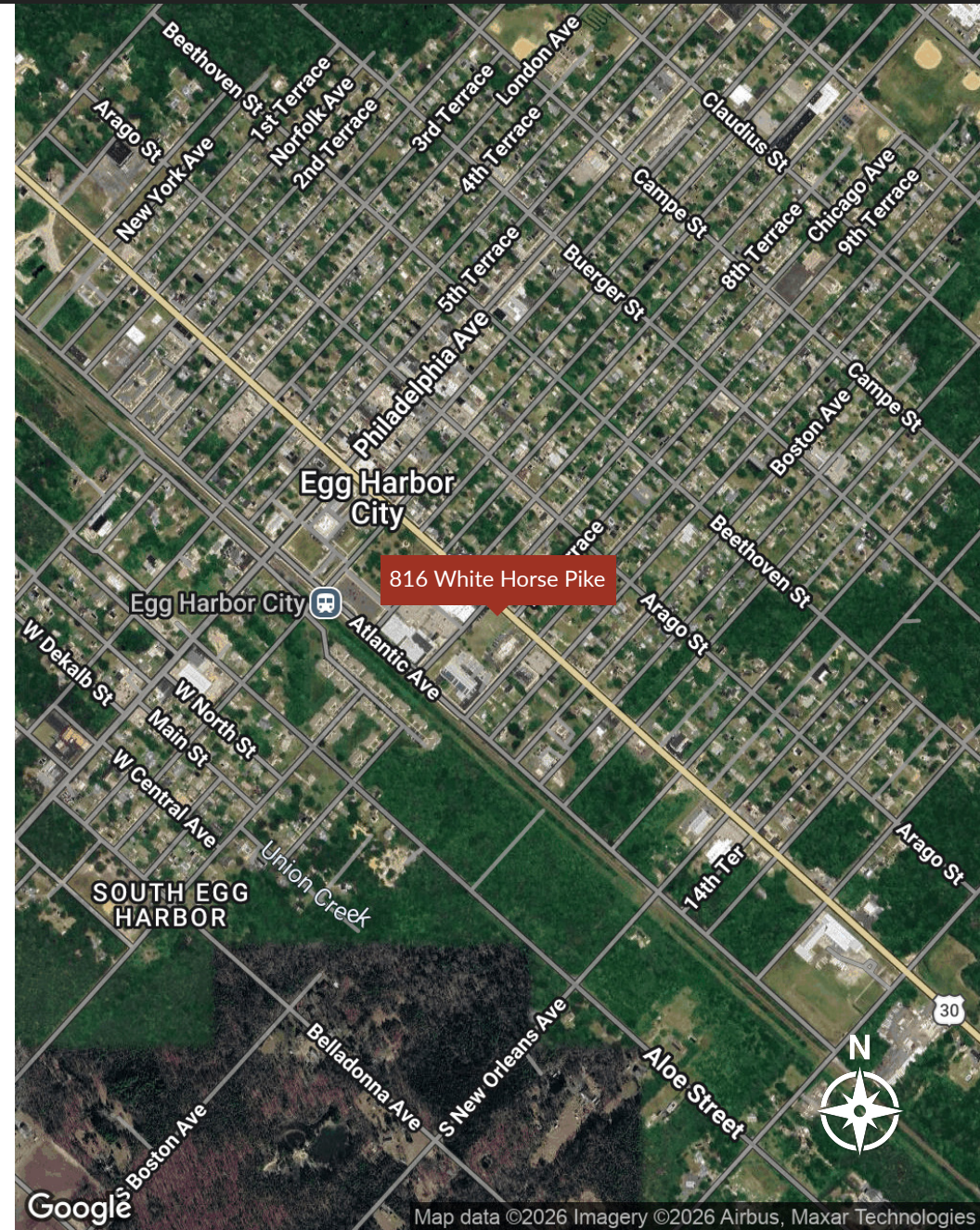
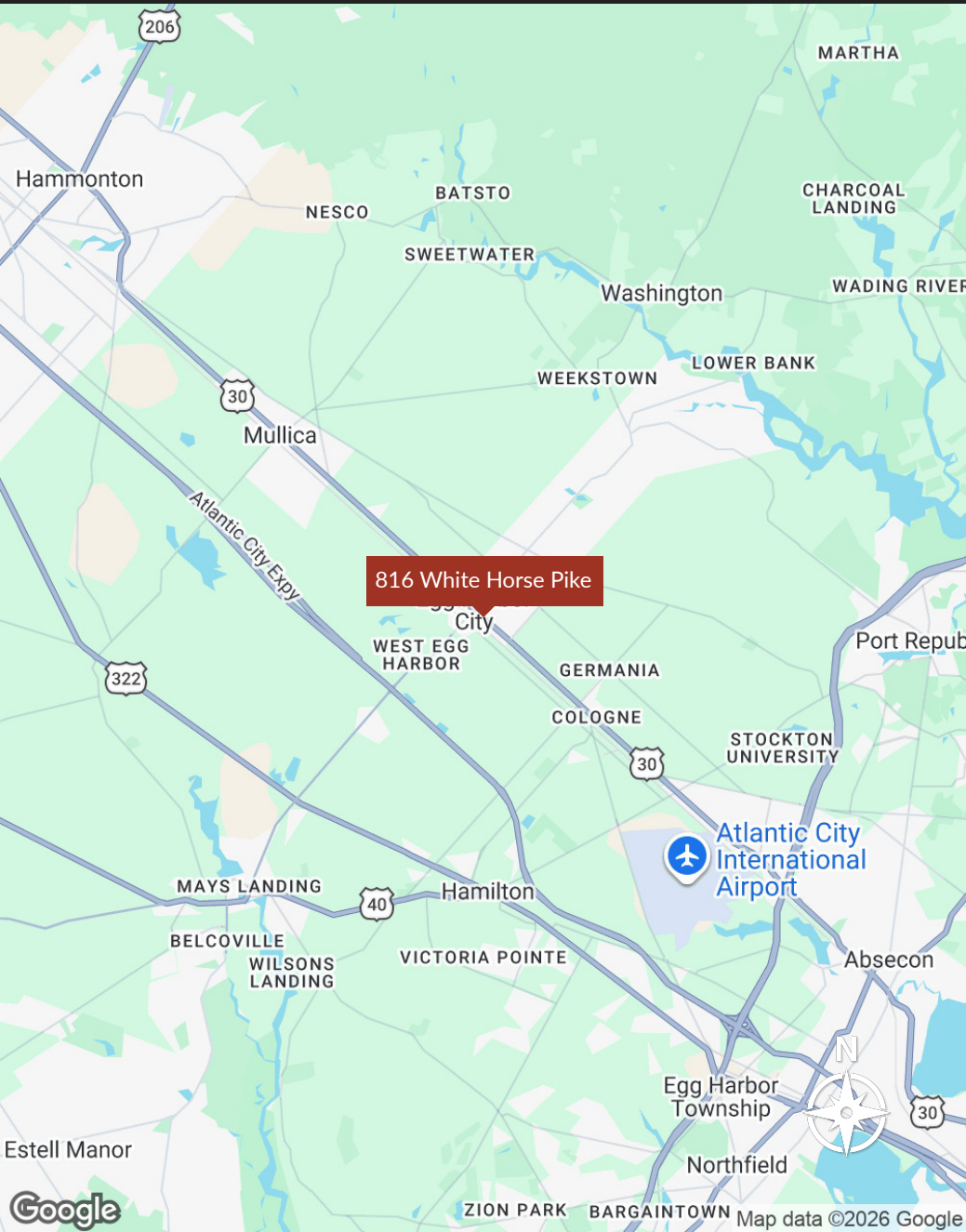
Lease Rate:	Inquire with Broker
Available SF:	1.24 Acres
Lot Size:	1.24 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	270	1,119	1,920
Total Population	684	2,804	4,765
Average HH Income	\$74,001	\$74,708	\$74,226



Harbor Plaza Pad Site

816 White Horse Pike Egg Harbor City, NJ 08215



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	684	2,804	4,765
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	270	1,119	1,920
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$74,001	\$74,708	\$74,226
Average House Value	\$235,878	\$243,772	\$261,554

Demographics data derived from AlphaMap

