

50 CLEMENTON ROAD EAST

FOR SALE / LEASE

GIBBSBORO, NJ 08026

FORMER 3,216 SF WELLS FARGO
WITH DRIVE THRU

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HIGHLIGHTS

- No Financial Institution Restrictions
- Signalized corner with access from Route 561 and Clementon Road (49,678 AADT)
- Multiple drive-thrus and 28 existing parking spaces
- Zoned 1.02 Acres for office, retail, or specialty use
- High-income area: \$200K+ avg. within 1 mile
- Ideal for medical, office, or retail conversion

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,245	80,020	200,729
AVERAGE HH INCOME	\$198,191	\$142,331	\$137,904
DAYTIME EMPLOYEES	6,229	35,418	80,840

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2026 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025

SRD Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

ICSC
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT

DAVID M. DUNKELMAN

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50 CLEMENTON ROAD EAST

PHOTOS

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SITE PLAN

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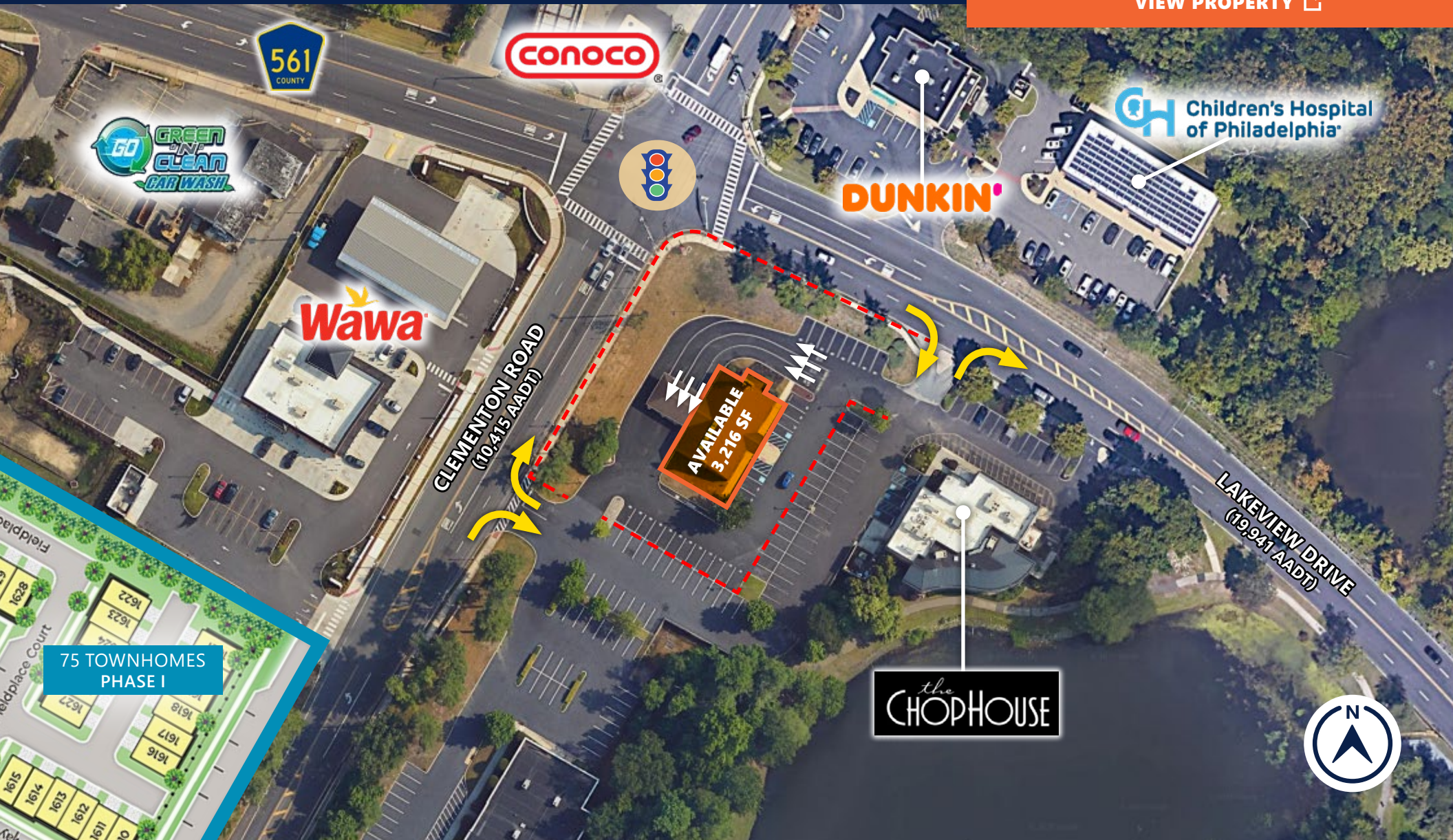
50 CLEMENTON ROAD EAST

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BIRDS EYE AERIAL

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LOW AERIAL

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HIGH AERIAL

FOR SALE / LEASE GIBBSBORO, NJ 08026

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ECHOLON VILLAGE PLAZA











RITZ CENTER




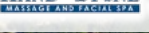






EAGLE PLAZA





GIBBSBORO SCHOOL (280 STUDENTS)

75 TOWNHOMES PHASE I

TOWNHOMES PHASE II

TOWNHOMES PHASE III

SITE

CLEMENTON ROAD (10,415 AADT)

561 COUNTY

EASTERN REGIONAL HIGH SCHOOL (2,038 STUDENTS)

BEAGLE CLUB 503 HOMES

ALLUVIUM WOODS 169 HOME

VIRTUA VOORHEES HOSPITAL (587 BED)
Virtua Health

CEDAR HILL SHOPPING CENTER







ALLUVIUM 723 HOMES

PINECREST 469 HOMES

LAKE VILLA 216 HOMES

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