#### 3,000 sf VACANT END CAP SPACE | for LEASE

7500 S Crescent Blvd | Pennsauken, NJ 08109 | Camden County









3,000 SF Ground Floor

18 ACRES
Parcel Size

IMMEDIATE Availability

LEASE/SF Upon Request

#### PROPERTY INFORMATION

- 3,000sf Endcap in Supermarket Anchored Shopping Center
- · Densely populated trade area with an excellent daytime population
- Great visibility and access to major highways including: Route 130, Route 38, Route 70 and Route 30
- · Strong traffic counts along Route 130 with over 88,000 VPD
- · Ideal for liquor store, retail, medical/dental, educational, Laundromat
- · C-1 Zoning
- · Vacant Out Parcel on Rt. 130 available FOR LEASE/SALE

Demographics	1 Mile	2 Miles	3 Miles
Population	18,051	92,620	163,080
Average HH Income	\$79,629	\$83,902	\$91,658
Total Businesses	747	2,684	5,183
Number of Employees	12,898	30,992	58,541

Traffic Counts
\*Data Source: Sites USA REGIS\*\* 2024

S. Crescent Blvd. (Rt 130): 88,266 VPD

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203 PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL



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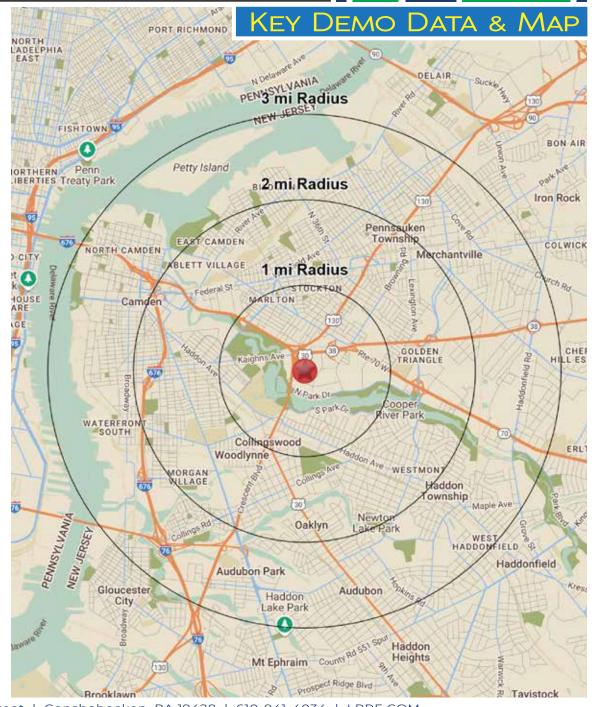
7500 S Crescent Blvd | Pennsauken, NJ 08109 | Camden County

S. Crescent Blvd. (Rt 130): 88,266 VPD



DEMOGRAPHICS					
Population	1 Mile	2 Miles	3 Miles		
Population (Est. 2024)	18,051	92,620	163,080		
Projected Population (2029)	18,269	94,467	166,698		
Projected Annual Growth (2024 to 2029)	0.2%	0.4%	0.4%		
Households & Growth					
Households	7,047	34,332	61,270		
Projected HH (2029)	7,181	35,266	63,087		
HH Growth with Children (2024 to 2029)	34.0%	37.3%	35.0%		
Income					
Average HH Income (Est. 2024)	\$79,629	\$83,902	\$91,658		
Median HH Income (2024)	\$58,534	\$63,125	\$68,719		
Daytime Population					
Total Businesses (2024)	747	2,684	5,183		
Number of Employees (2024)	12,898	30,992	58,541		
Education					
High School Graduate	30.0%	29.0%	29.0%		
Some College	15.7%	15.9%	16.2%		
Bachelor Degree	13.5%	13.0%	14.5%		
Graduate	11.0%	9.3%	10.9%		

Traffic Counts:



LEGEND PROPERTIES | 1000 Favette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM