

3,000 SF VACANT END CAP SPACE | FOR LEASE

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

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | 7500 S Crescent Blvd | Pennsauken, NJ 08109

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

*Data Source: Sites USA REGIS™ 2024

**3,000 SF
Ground Floor**

**18 ACRES
Parcel Size**

**IMMEDIATE
Availability**

**LEASE/SF
Upon Request**

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



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

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 120524

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REGIONAL AERIAL



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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:

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

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

