

# 119 BERKLEY ROAD, UNIT 8

119 Berkley Road, Unit 8 Clarksboro, NJ 08020

 FOR LEASE

 RETAIL

 3,000 +/- SF



## PROPERTY DESCRIPTION

- 3,000 +/- SF
- 18'9" Ceilings
- Excellent visible location
- Open floor plan
- Existing sports training facility
- Neighboring tenants: Cinder Bar & Brewery
- Ample parking
- Close proximity to I-295 (Exit 18)

LEASE RATE:

**\$17.50 PSF (NNN)**

## FOR MORE INFORMATION

**Joe Riggs**

 609.352.1162


 [joe.riggs@naimertz.com](mailto:joe.riggs@naimertz.com)

**Will Frank**

 856.724.4248

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# NAI Mertz

 **NAI Mertz** | 21 Roland Avenue  
856.234.9600 | [www.naimertz.com](http://www.naimertz.com)  
Mount Laurel, NJ 08054



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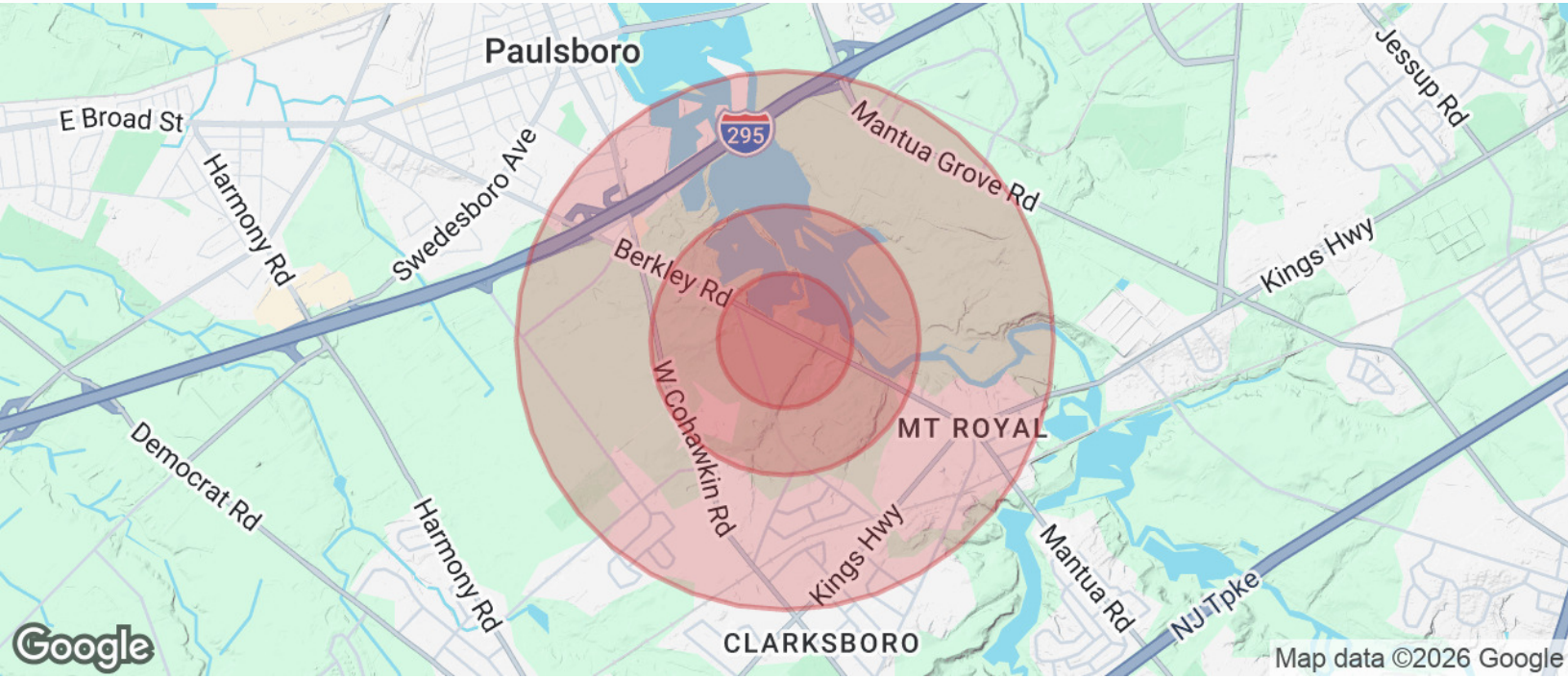
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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	93	327	2,423
Average Age	41.8	40.8	38.8
Average Age (Male)	56.8	55.5	44.0
Average Age (Female)	38.7	37.8	34.8

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	41	146	905
# of Persons per HH	2.3	2.2	2.7
Average HH Income	\$136,818	\$132,022	\$117,290
Average House Value	\$387,074	\$367,886	\$335,948

2023 American Community Survey (ACS)

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