



RETAIL SPACE FOR LEASE
TUSCAN VILLAGE

3101 ROUTE 42, SICKLERVILLE, NJ 08081

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www.VantageRES.com

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OFFERING SUMMARY



SF AVAILABLE

+/- 1,450 SF



LEASE RATE

\$12 / SF NNN



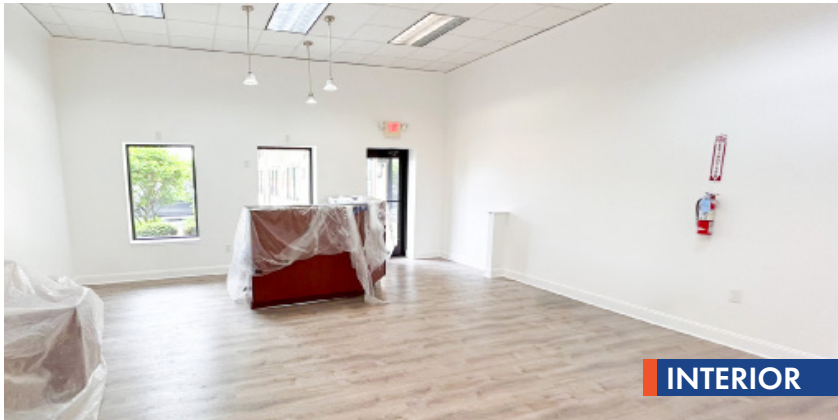
SIGNAGE

Pylon & facade



PARKING

+/- 60 spaces



INTERIOR



INTERIOR



INTERIOR

AREA HIGHLIGHTS

- ✓ Located on heavily trafficked Route 42. Surrounded by densely populated residential neighborhoods and numerous retail centers, restaurants, car dealerships, and other amenities
- ✓ 300 ft of road frontage with high visibility. Easily accessible via 3 ingress/egress curb cuts on 4 streets
- ✓ Strategically positioned within Gloucester County between Washington Township, Monroe Township and Turnersville
- ✓ Previously fit out for a dog grooming studio. Space has plumbing and electric with high ceilings

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	6,106	60,337	146,783
2028 POPULATION PROJECTION	6,380	62,661	155,336
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	2,099	22,260	54,197
2028 HOUSEHOLD PROJECTION	2,196	23,032	56,286
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$107,902	\$114,157	\$112,033
MEDIAN HOUSEHOLD INCOME	\$76,092	\$93,421	\$91,928
TRAFFIC	79,280 VPD		

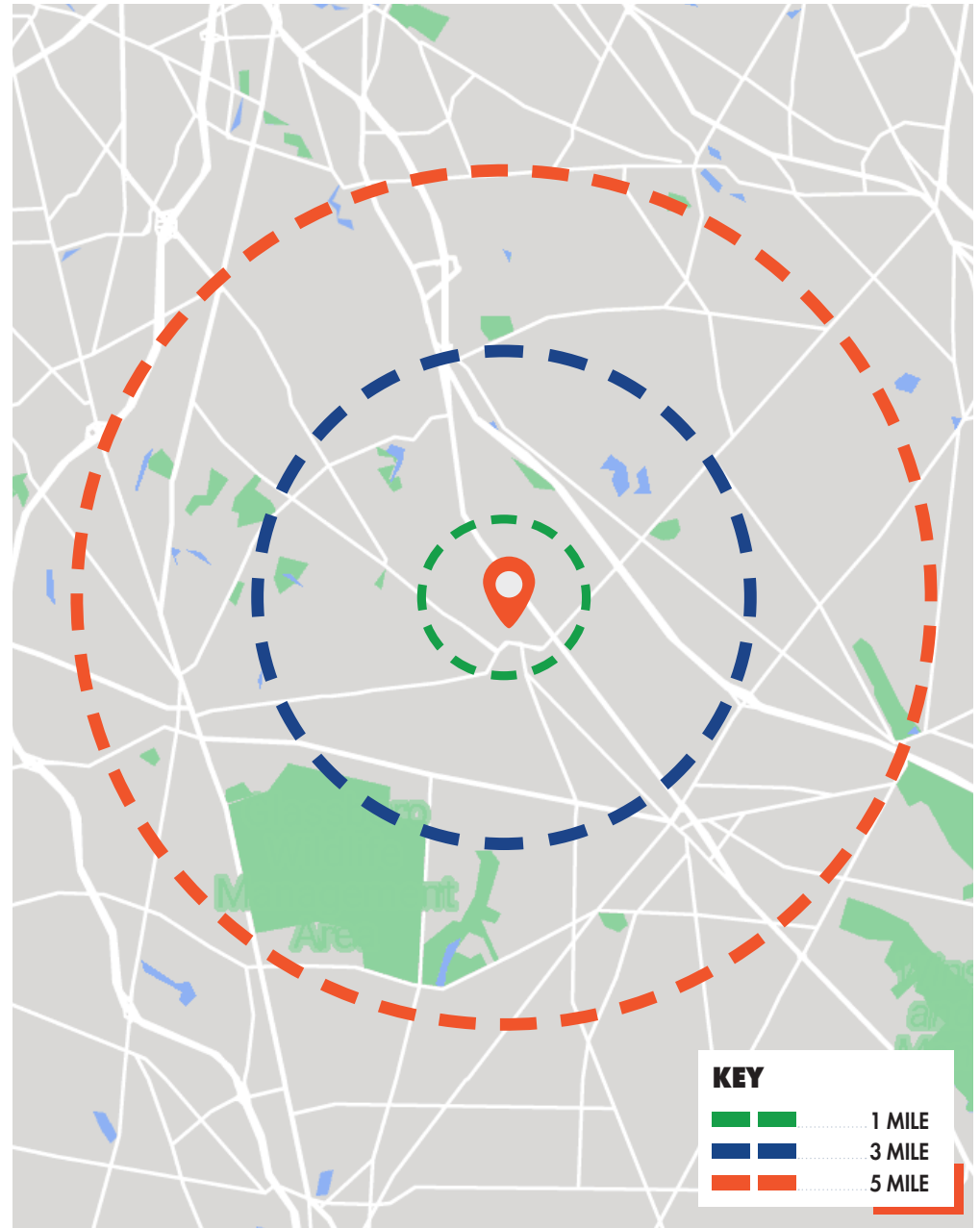
KEY DISTANCES

AC EXPRESSWAY
2 MILES

ROUTE 322
2.7 MILES

ROWAN UNIVERSITY
5.4 MILES

PHILADELPHIA
19.5 MILES



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NEARBY AMENITIES



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FLOOR PLAN

