



FOR  
LEASE

LAST SPACE  
REMAINING!

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1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003



**OAK VALLEY SHOPPING CENTER**  
**1056 MANTUA PIKE, WENONAH, NJ 08090**



# OFFERING SUMMARY

**Asking Lease Rate:** \$18/SF NNN (NNN = +/- \$5/SF)

**Size Available:** +/- 4,200 SF (End Cap)

**Signage:** Facade

**Zoning:** TC-2

**Parking:** +/- 60 Spaces

**Traffic Count:** 21,485 VPD



## PROPERTY HIGHLIGHTS

+ Last space remaining in this highly visible shopping center located on heavily trafficked Mantua Pike. The end-cap space is ideal for retail stores, restaurants, medical &/or business-type service providers, among others

+ Co-tenants include Salon Loyale, Benny's Italian Restaurant, Custom Cleaner, and Hollywood Tans

+ The shopping center has easy access to the New Jersey Turnpike, Glassboro Road, Routes 55 & 41, and the NJ Turnpike

+ Due to its proximity to residential neighborhoods and diverse tenant mix, local residents frequent the shopping center regularly for a variety of their daily needs, making it the ideal location for expanding retailers



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# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	10,901	58,774	124,576
PROJECTED 2028	11,264	60,834	129,176

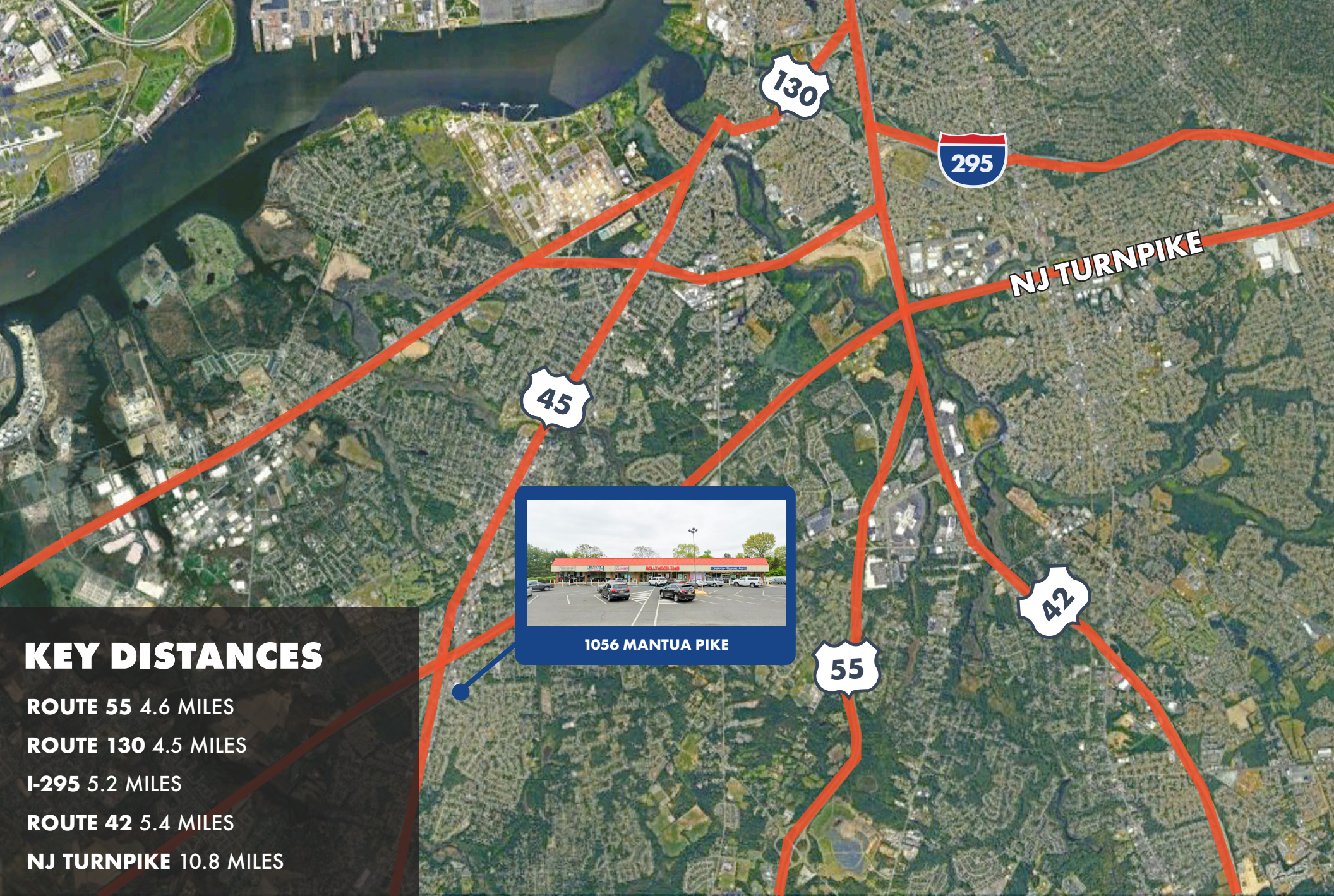
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	4,211	23,054	48,077
PROJECTED 2028	4,359	23,893	49,932

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$105,460	\$109,918	\$108,315
MEDIAN INCOME	\$88,751	\$88,811	\$85,858



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## KEY DISTANCES

- ROUTE 55 4.6 MILES
- ROUTE 130 4.5 MILES
- I-295 5.2 MILES
- ROUTE 42 5.4 MILES
- NJ TURNPIKE 10.8 MILES



1056 MANTUA PIKE



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# NEARBY AMENITIES

## DINING

- Acme Markets
- Advanced Auto Parts
- Big Lots
- CVS
- Dodge RAM
- Dollar General
- Giant Fitness
- Jeep
- JOANN Fabrics
- Lukoil
- Napa Auto Parts
- Nissan
- OceanFirst Bank
- Sherwin Williams
- ShopRite
- Staples
- TD Bank

## RETAIL/GROCERY

- Domino's
- Dunkin'
- Hollywood Café & Sports Bar
- McDonald's
- Pizza Hut
- Popeye's
- Starbucks
- Wawa
- Wendy's



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