

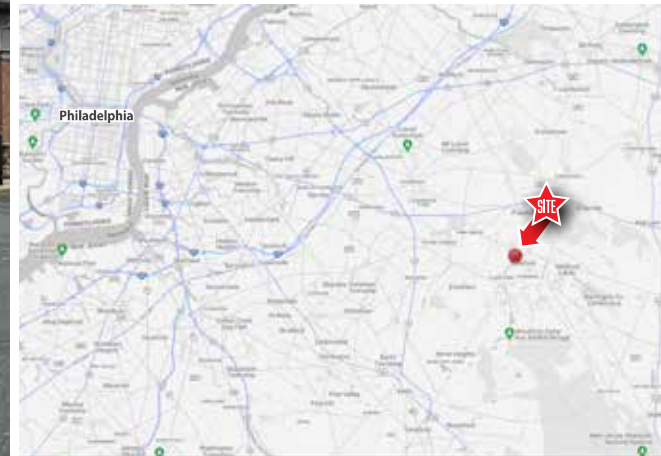
11,115 SF FREE-STANDING RETAIL BLDG | FOR SALE OR LEASE

The Village at Taunton Forge | 200 Tuckerton Road | Medford, NJ 08055 | Burlington County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR SALE OR LEASE | Tuckerton Rd and Taunton Blvd

11,115 SF
Ground Floor

+/- 1 ACRE
Parcel Size

IMMEDIATE
Availability

SALE/RENT
Upon Request

PROPERTY INFORMATION

- Free-Standing, former Rite-Aid with drive thru, constructed in 2017
- Ingress/egress available on both Tuckerton Rd. and Taunton Blvd.
- Convenient access from surrounding Medford, Marlton, Evesham Twp., Medford Lakes, Shamong & Tabernacle neighborhoods
- Zoned CC-Community Commercial. Also in Medford Township Redevelopment Zone
- 2023 Real Estate Taxes: \$81,622/SF (\$7.32 SF)

Demographics	1 Mile	3 Miles	5 Miles
Population	4,713	35,130	83,799
Average HH Income	\$213,995	\$184,533	\$196,876
Total Businesses	100	1,208	2,980
Number of Employees	471	10,486	39,553
Traffic Counts	Tuckerton Road: 11,507 VPD Taunton Blvd.: 14,644 VPD		

*Data Source: Sites USA REGIS™ 2023

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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 it's 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. 030624

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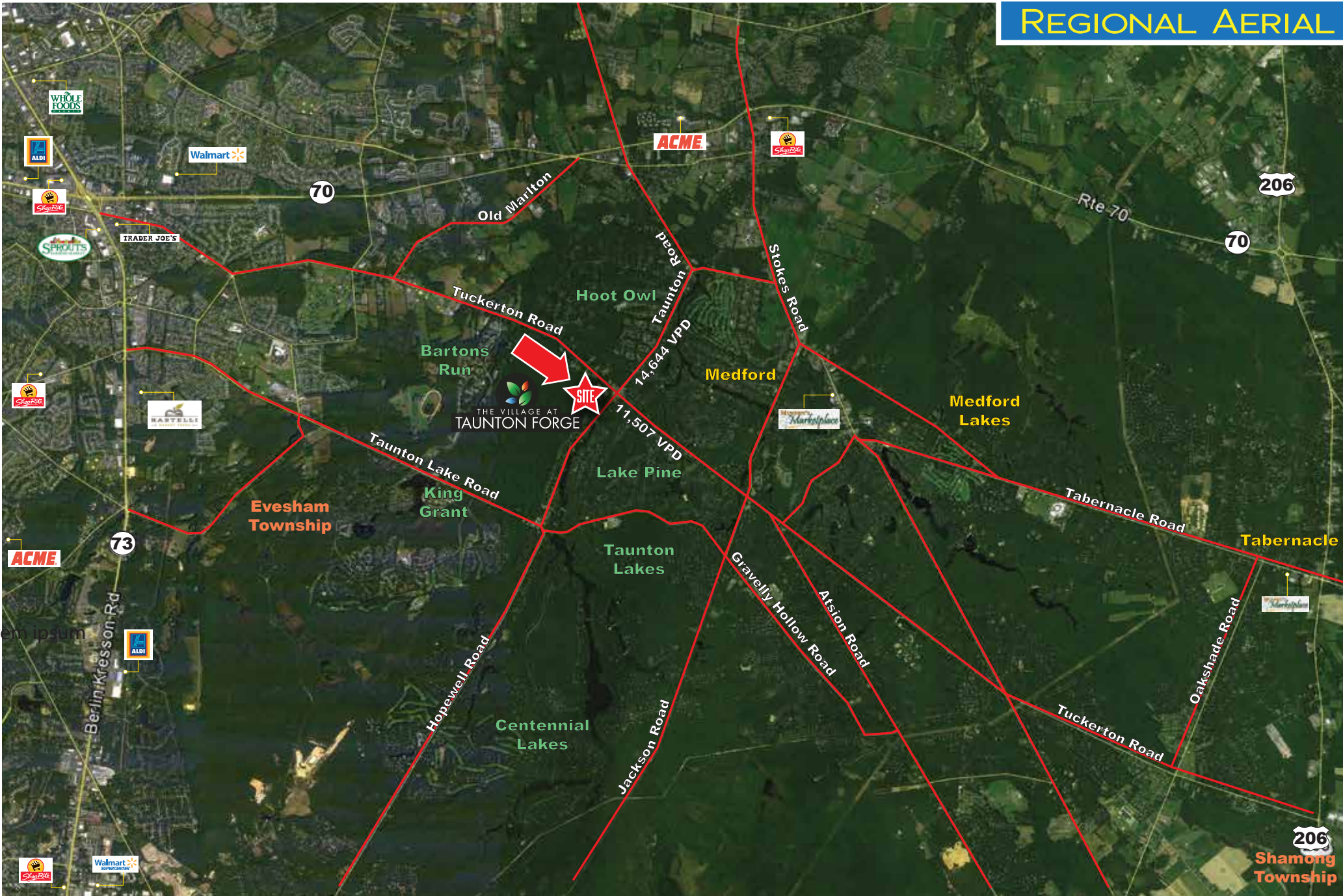
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REGIONAL AERIAL



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SITE PLAN



**THE VILLAGE AT
TAUNTON FORGE**

Building	TENANT LIST
A	1/3 Tacos El Tio (5,020 SF)
B	4 Brain Freeze Ice Cream (978 SF)
B	5 Bella Nails & Spa (1,488 SF)
B	6 Premier Eye Associates (1,226 SF)
B	7 7A (1,244 SF)
	7B Wiz Fair Travel Agency (642 SF)
D	8 U Sushi Asian Rest. (2,511 SF)
D	9/10 Virtua Medical Center (2,452 SF)
D	11 AVAILABLE (2,000 SF)
D	12/16 AVAILABLE (11,241 SF)
D	17 Breakthru Fitness (6,000 SF)
D	18 Chance Light Educational (2,550 SF)
D	19 Dory's Mediterranean Grill (660 SF)
D	20 Capt'n Chucky's Crabcake Co. (1,230 SF)
D	21 One Power Yoga (800 SF)
D	22 Lake Pine Cleaners (1,420 SF)
D	23 Illiano's Restaurant (3,600 SF)
E	24 AVAILABLE (2,487 SF)
E	24A PROPOSED ADDITION (2,513 SF)
F	25 Roast Coffee (800 SF)
F	26 Anytime Fitness (8,840 SF)
F	27 Taunton Forge Liquors (7,128 SF)
F	28 Supermarket Lease Signed (19,421 SF)
F	PE1 Potential Expansion 1 (12,000 SF)
F	PE2 Potential Expansion 2 (4,542 SF)
OP1	OP1 Available (11,115 SF)
OP2	OP2 Proposed Bank w/ Drive-Thru
OP3	A Proposed Retail (2,000 SF)
OP3	B Proposed Retail (1,600 SF)



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	4,713	35,130	83,799
Projected Population (2028)	4,534	34,416	85,597
Projected Annual Growth (2023 to 2028)	-0.8%	-0.4%	0.4%

Daytime Population

Total Businesses (2023)	100	1,208	2,678
Number of Employees (2023)	471	10,486	28,167

Income

Average HH Income (Est. 2023)	\$213,995	\$184,533	\$196,876
Median HH Income (2023)	\$161,840	\$142,223	\$146,014

Households & Growth

Households	1,706	13,661	31,921
Projected HH (2028)	1,631	13,326	32,479
HH Growth with Children (2023 to 2028)	47.4%	42.0%	39.8%

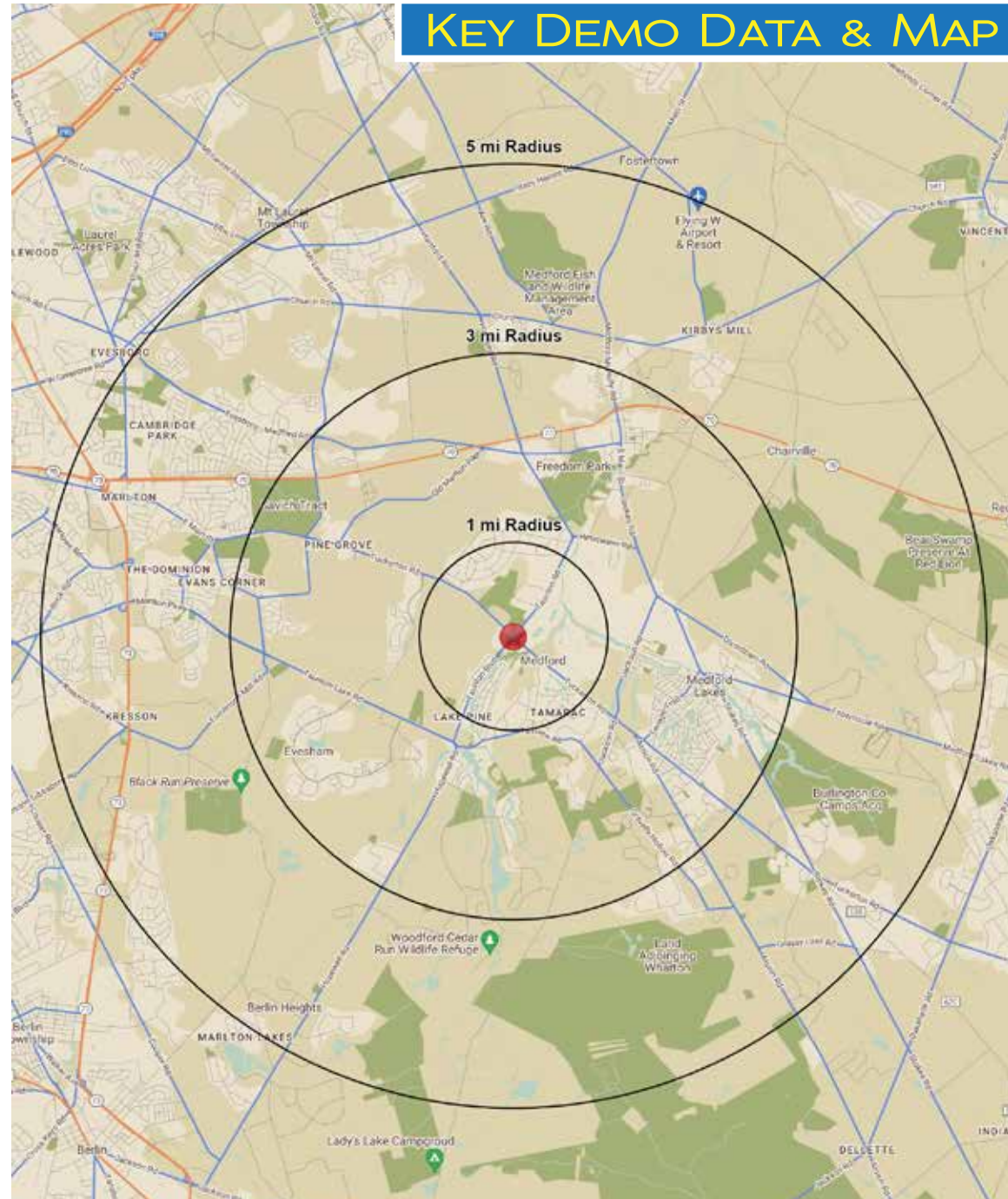
Education

High School Graduate	14.5%	15.4%	18.0%
Some College	14.8%	15.3%	14.5%
Bachelor Degree	39.2%	39.0%	36.1%
Graduate	21.0%	20.3%	21.3%

Traffic Counts: Tuckerton Road: 11,507 VPD • Taunton Blvd.: 14,644 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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SITE PHOTOS



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