Gloucester Town Center

525 Berlin - Cross Keys Road, Sicklerville, NJ

For Lease | 1,500 SF, 1,800 SF, 3,500 SF 2nd Gen Restaurant & 1 Acre Pad Site

SHANE WIERKS
swierks@jefferyrealty.com
C: 908.581.7781
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
ICSC
SITE SOURCE RETAIL BROKER NETWORK

Gloucester Town Center

525 Berlin - Cross Keys Road, Sicklerville, NJ

SITE INFORMATION

AVAILABLE

- Unit 1: 3,500 SF - 2nd Gen Restaurant
- Unit 3: 1,800 SF
- Unit 6: 1,500 SF
- 1 Acre Pad Site

PRICE

Call for Quote

GLA

102,660 SF

PARKING

500 Spaces

TRAFFIC

22,372 VPD On Berlin Cross Keys Road

NNN

$8.23 PSF

- CAM: $3.17
- TAX: $4.61
- INS: $0.46

NEIGHBORING RETAIL

LOWE'S, TARGET, ALDI, ShopRite, PETSMART, Wawa, planet fitness, Applebee's, CHASE

JEFFERY REALTY Retail Specialist
52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
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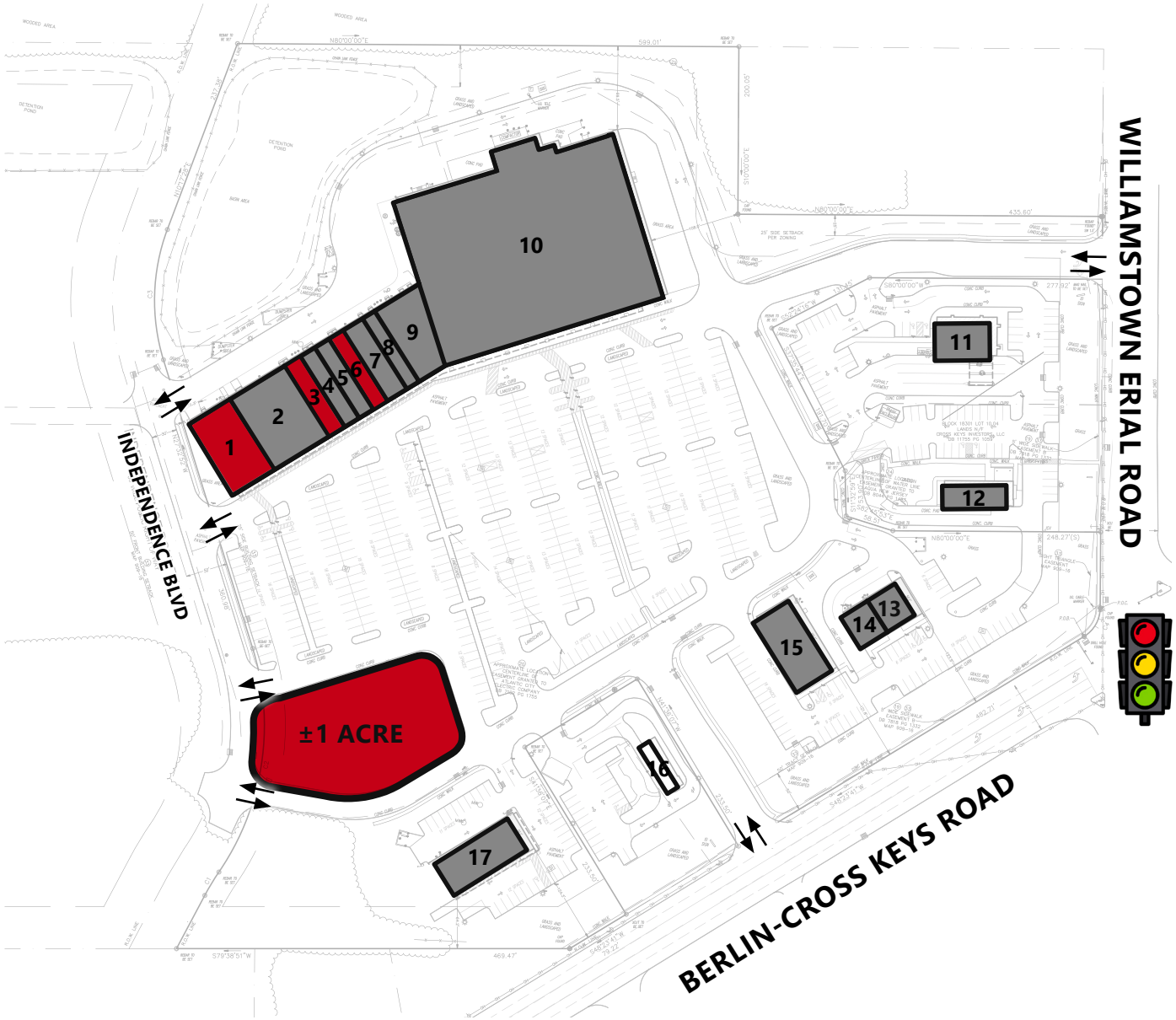
TENANT ROSTER



TENANT	SQUARE FEET
1. 2ND GEN RESTAURANT	**3,500 SF**
2. DOLLAR TREE	9,700 SF
3. AVAILABLE	**1,800 SF**
4. NAIL SALON	1,500 SF
5. BRITE CLEANERS	2,000 SF
6. AVAILABLE (former hair salon)	**1,500 SF**
7. COCO BEAUTY SUPPLY	2,900 SF
8. TROPICAL SMOOTHIE CAFE	1,850 SF
9. COCO BEAUTY SUPPLY	5,750 SF
10. ACME	57,560 SF
11. CHASE BANK	4,560 SF
12. TACO BELL	4,000 SF
13. AT&T MOBILE	2,000 SF
14. PIZZA HUT	2,000 SF
15. COMMUNITY DENTAL	5,000 SF
16. KFC	3,000 SF
17. MAVIS DISCOUNT TIRE	5,600 SF

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MARKET AERIAL

DEMOGRAPHICS

	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	8,606	$153,332	2,747	289	1,783
3 Miles	61,809	$122,549	22,553	1,784	13,495
5 Miles	157,975	$117,003	59,636	4,447	36,545

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