

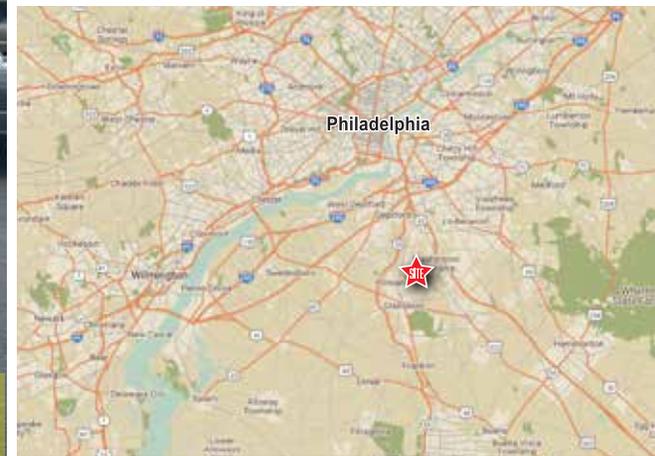
1,200SF RETAIL END-CAP SPACE | FOR LEASE

344 Greentree Road | Washington Twp. NJ 08080 | Gloucester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



JOIN **ACE Hardware** and near by **ACME** 

PROPERTY INFORMATION

- Prime retail End-Cap space available for lease
- Located in retail center anchored by high volume Ace Hardware
- Easy access off heavily traveled Greentree Road
- Excellent Visibility and Ample Parking
- Under new ownership and management
- Space delivered in V-Box Condition
- Ideal for coffee, ice cream/water ice, specialty retail and office uses(finance, ins. and RE)

Demographics	1 Mile	3 Miles	5 Miles
Population	8,100	62,863	151,106
Average HH Income	\$145,691	\$137,580	\$127,721
Total Businesses	288	2,369	4,676
Number of Employees	2,007	22,067	45,367

Traffic Counts Greentree Rd.: 10,243 VPD • Egg Harbor Rd.: 18,579 VPD
Hurffville-Cross Keys Rd.: 14,606 VPD
Data Source: Sites USA REGIS™ 2025

1,200 SF
Ground Floor

IMMEDIATE
Availability

LEASE/SF
Upon Request

FOR MORE INFORMATION DAVID DEPETRIS 610-941-4034 x107
PLEASE CONTACT: DDEPETRIS@LPRE.COM 856-912-1165 CELL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

1,200SF RETAIL END-CAP SPACE | FOR LEASE

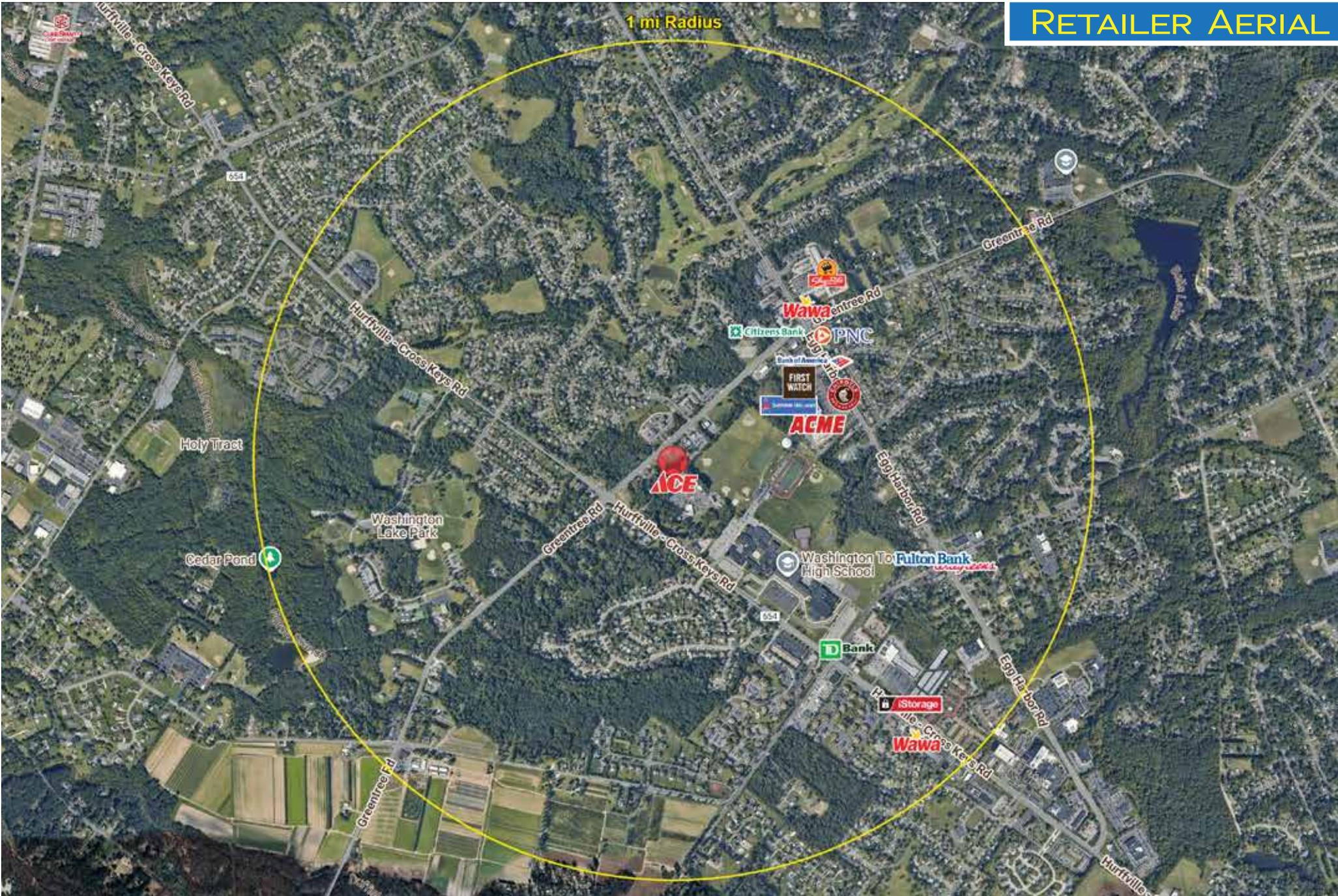
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RETAILER AERIAL



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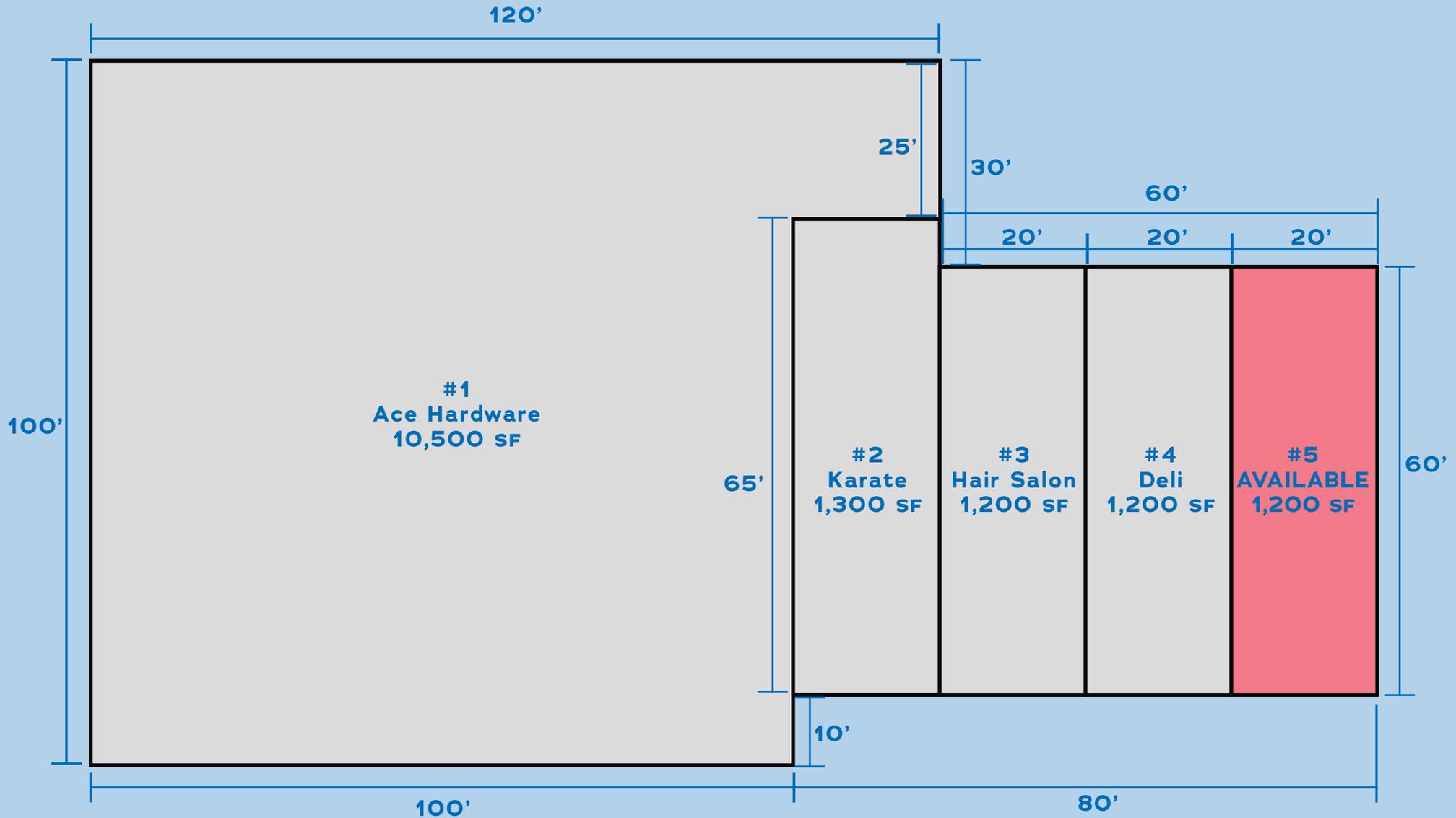
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SITE PLAN



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	8,100	62,863	151,106
Projected Population (2030)	8,312	64,118	154,381
Projected Annual Growth (2025 to 2030)	0.5%	0.4%	0.4%

Households & Growth

Households (2025)	3,082	23,509	54,343
Projected HH (2030)	3,281	24,814	57,199
HH Growth with Children (2025 to 2030)	28.5%	31.2%	31.6%

Income

Average HH Income (Est. 2025)	\$145,691	\$137,580	\$127,721
Median HH Income (2025)	\$123,716	\$114,063	\$107,199

Daytime Population

Total Businesses (2025)	288	2,369	4,676
Number of Employees (2025)	2,007	22,067	45,367

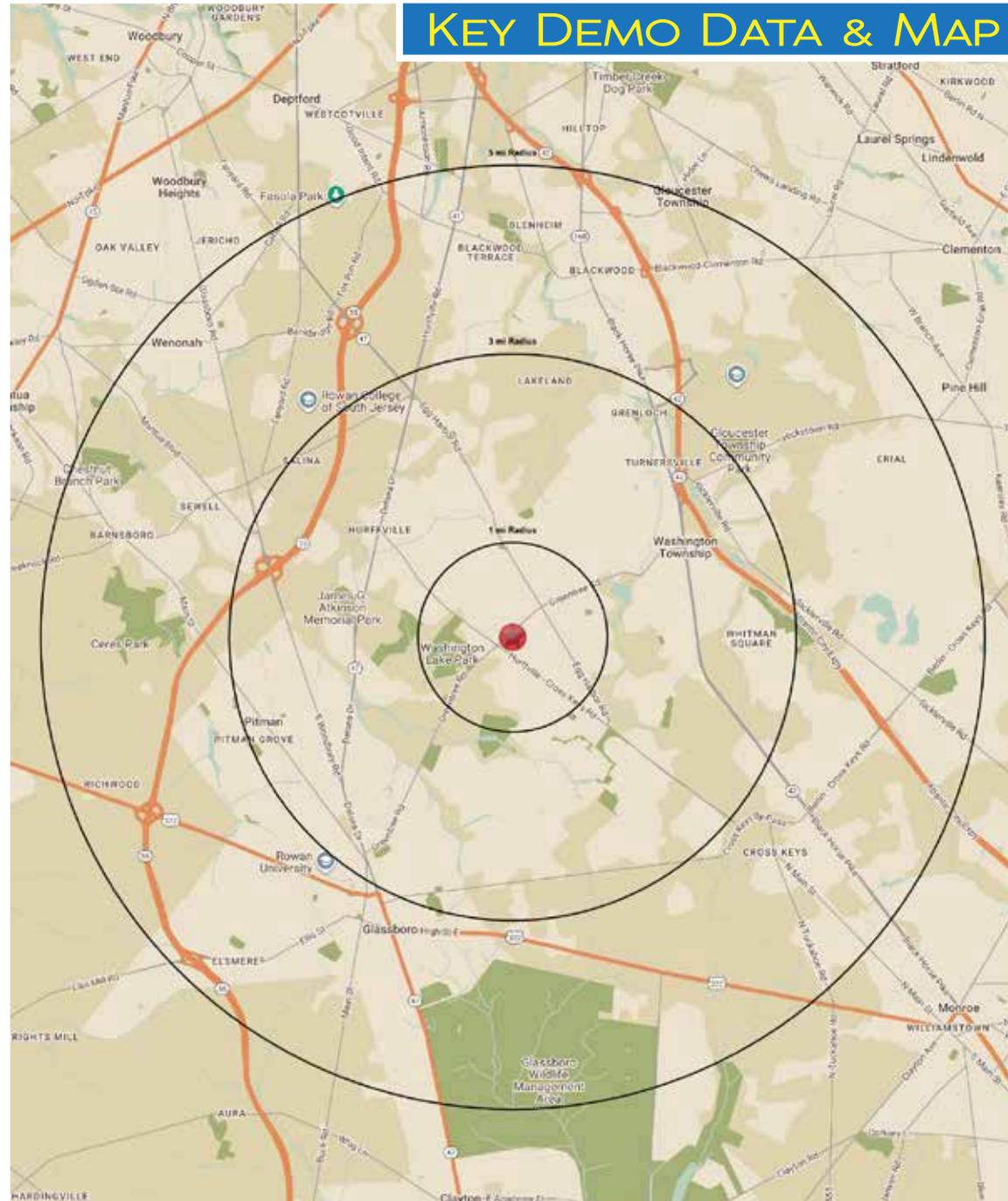
Education

High School Graduate	18.6%	17.0%	18.3%
Some College	18.6%	17.0%	18.3%
Bachelor Degree	30.3%	29.8%	25.6%
Graduate	12.5%	13.7%	12.6%

Traffic Counts: Greentree Rd.: 10,243 VPD • Egg Harbor Rd.: 18,579 VPD
 Hurffville-Cross Keys Rd.: 14,606 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP



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