

PROPOSED RETAIL / MEDICAL OFFICE

354 Hurffville – Cross Keys Road, Sewell NJ 08080

FOR LEASE
± 10,000 – 35,000 SF



PROPERTY FEATURES

- Proposed ± 10,000 – 35,000 SF Retail / Medical Office Available For Lease
- Zoning: Neighborhood Commercial
- Strong Traffic Counts:
18,520 VPD on Hurffville Cross Keys Road
- Surrounding retailers include Walmart, Home Depot, Rite Aid, Dunkin' Donuts, Wawa, P.J. Whelihan's, Lowe's, Target, Marshalls, TD Bank & More.
- Located in proximity to Jefferson Health, a 300 Bed Hospital with a new tower scheduled for 2020
- Bank deposits within a 1 mile radius exceed \$110 Million

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,375	57,308	152,710
MEDIAN HHI	\$75,605	\$81,946	\$73,362
TOTAL EMPLOYEES	1,584	14,046	43,314

FOR MORE INFORMATION:

DANIEL P. SILVESTRI

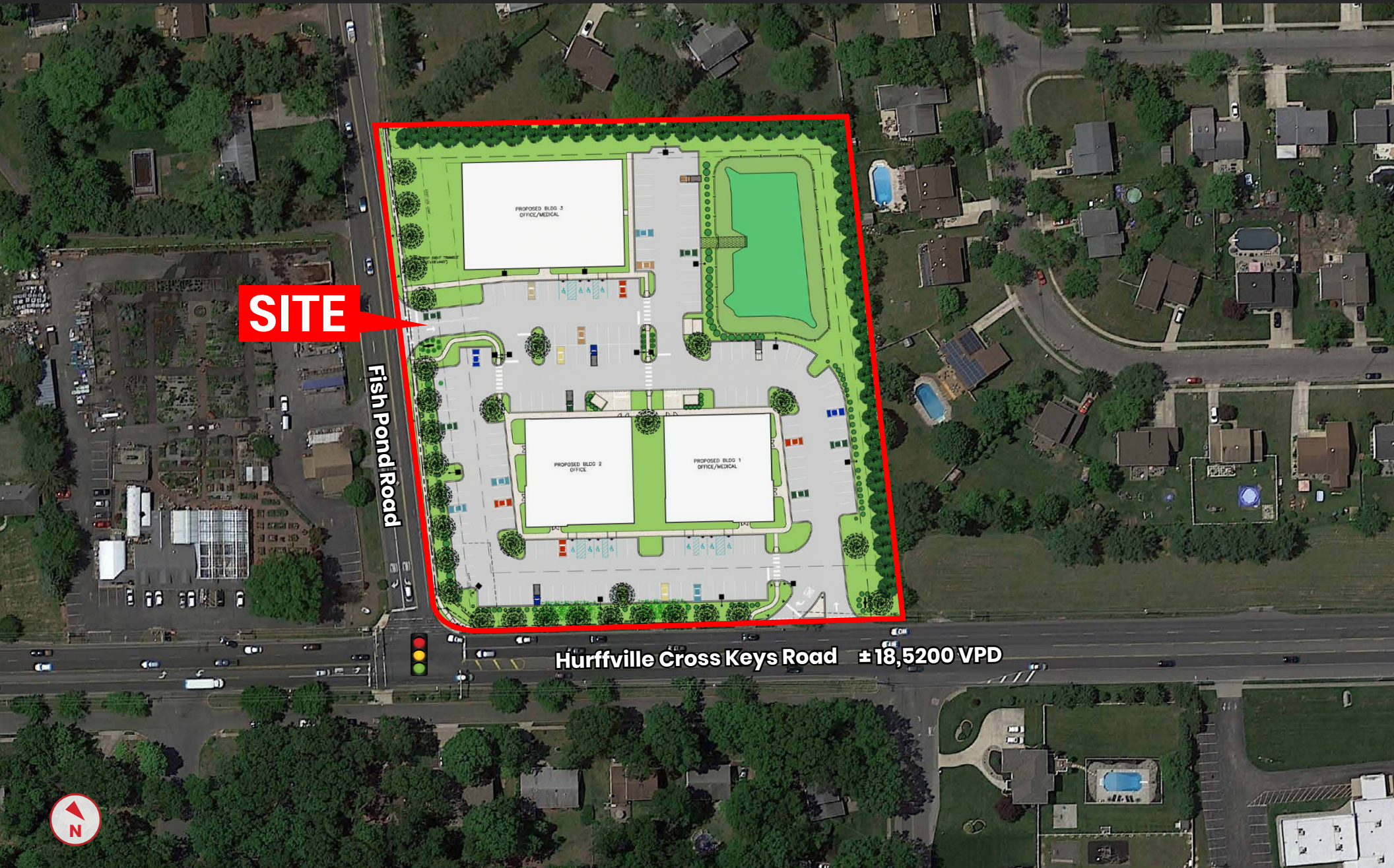
Phone: 856.439.9200

Email: dsilvestri@ic-re.com

INTERSTATE
COMMERCIAL

Interstate Commercial
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054
www.icre.net

SITE PLAN: 354 Hurffville Cross Keys Road, Sewell NJ 08080



SITE RENDERINGS: 354 Hurffville Cross Keys Road, Sewell NJ 08080



1 Side Elevation
Scale: 1/8" = 1'-0"



2 Front Elevation
Scale: 1/8" = 1'-0"



3 Side Elevation
Scale: 1/8" = 1'-0"



4 Rear Elevation
Scale: 1/8" = 1'-0"



1 Side Elevation
Scale: 1/8" = 1'-0"



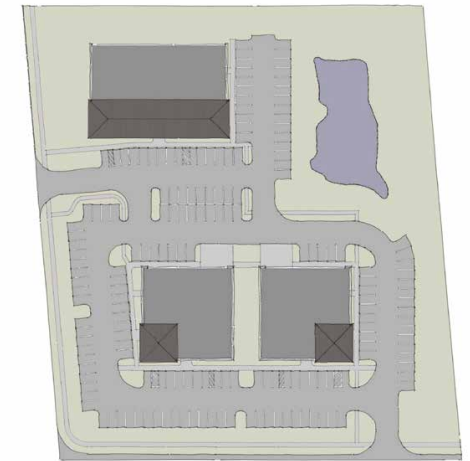
2 Front Elevation
Scale: 1/8" = 1'-0"



1 Side Elevation
Scale: 1/8" = 1'-0"



4 Rear Elevation
Scale: 1/8" = 1'-0"



SEWELL RETAIL MARKET AERIAL: 354 Hurffville Cross Keys Road, Sewell NJ 08080

