

FOR LEASE

1207 ROUTE 40

**PIESGROVE
NEW JERSEY**

RETAIL STORE FRONT FOR LEASE

EXCLUSIVELY LISTED BY:

CORINNE GILETTO
BROKER ASSOC./COMMERCIAL ADV.
WARNER REAL ESTATE & AUCTION
COMPANY, INC.
856.769.4111
CORINNE@WARNERREALTORS.COM

NIKKI DONELSON
SALES PERSON
WARNER REAL ESTATE & AUCTION
COMPANY, INC.
856.769.4111
NIKKI@WARNERREALTORS.COM

WWW.WARNERREALTORS.COM



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REAL ESTATE & AUCTION

FOR LEASE

Property Summary

PROPERTY
ADDRESS

1207 Route 40
Pilesgrove, New Jersey

Building Square
Feet

+/- 9,000 sqft

LAND ACRES

1.25 Acres

USE

Commercial Retail Store Front

ZONING

Highway Commercial - 3

TRAFFIC COUNT

+/- 14,000
Average Daily Count (2018)

PRICE

\$12.00 - \$14.00 PSF NNN





PROPERTY SUMMARY

Now available for lease: a +/- 9,000 square foot retail building located in Pilesgrove, NJ, currently operating as a thriving marketplace. This single-story commercial property offers a flexible open layout ideal for a wide range of uses, including retail, specialty food, antiques, furniture, or a multi-vendor market or event space.

In proximity to the intersection of Route 40 and Route 45, the property benefits from an average daily traffic count of approximately +/-14,000 vehicles, offering exceptional visibility and accessibility. The site features ample on-site parking and prominent signage opportunities along a well-traveled corridor.

Set on a generous parcel, there is also outdoor space available for displays, seasonal events, or future enhancements. The building is zoned for commercial use, accommodating a variety of business models and expansion possibilities.

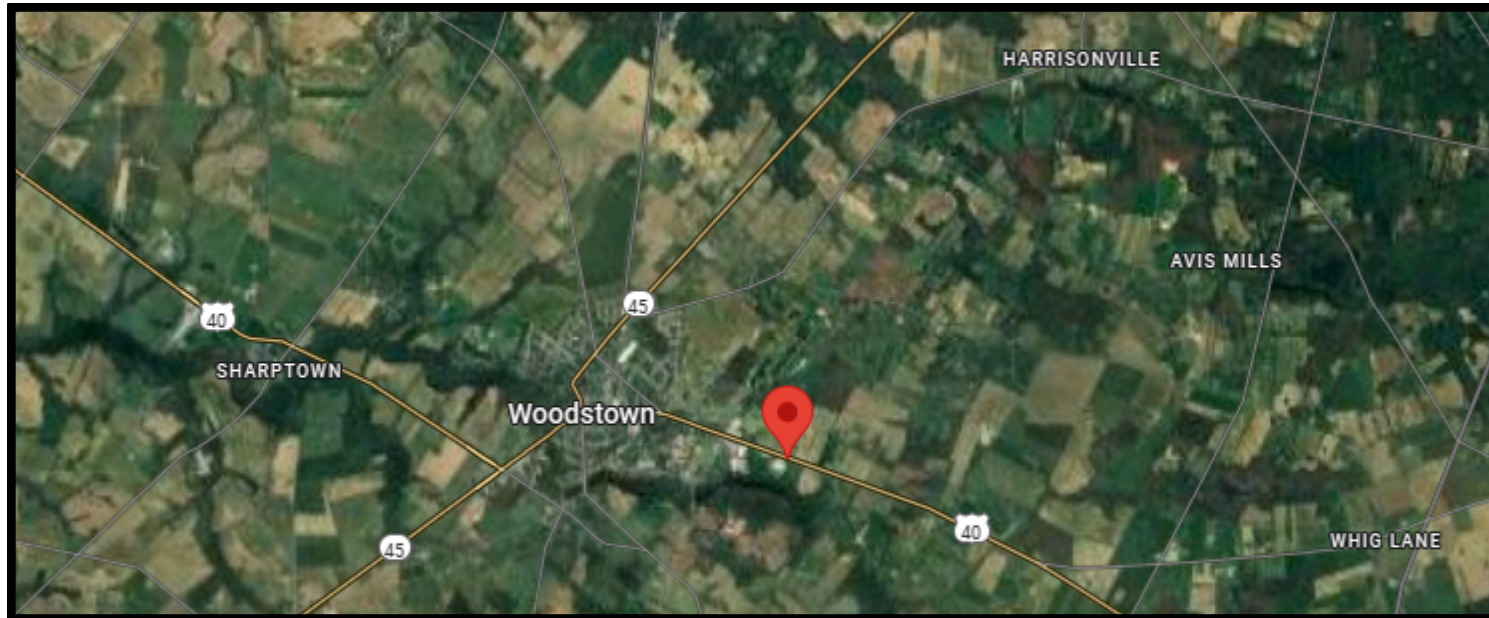
AREA HIGHLIGHTS

- Located near the intersection of Route 40 & Route 45
- +/-14,000 vehicles per day average traffic count
- Ample on-site parking
- Excellent visibility and signage opportunity
- Outdoor space for events or additional use

SPACE DETAILS

- Open layout
- Multiple points of entry
- Retail store front setup with camera system

AREA MAP



DEMOGRAPHICS

Population			
	1 mile	5 miles	10 miles
2020 Population	1,027	12,974	76,228
2024 Population	1,105	12,938	76,631

Income			
	1 mile	5 miles	10 miles
Avg Household Income	\$113,549	\$128,961	\$137,035
Median Household Income	\$100,649	\$111,553	\$113,258