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**FOR
LEASE**



CROSSKEYS CENTER

681 BERLIN-CROSS KEYS ROAD, SICKLERVILLE, NJ 08081



PROPERTY SUMMARY

Asking Lease Rate: \$18/SF NNN

SF Available:

End-Cap Unit 687-689: +/- 2,200 SF

Fully Equipped Restaurants:

- In-Line Unit 681: +/- 1,380 SF

- In-Line Unit 685: +/- 1,400 SF

Signage: Facade

Parking: +/- 80 Spaces

Traffic Count: +/- 23,292 VPD



PROPERTY HIGHLIGHTS

+ Located on one of Sicklerville's most heavily traveled corridors, this retail center enjoys unparalleled visibility with consistent daily traffic. Its proximity to major roadways, including the Atlantic City Expressway, and surrounding commercial activity makes it a key destination for both local residents and commuters, ensuring maximum exposure and accessibility for your business

+ Flexible unit sizes ranging from 1,380 SF to 2,200 SF, including two fully equipped restaurant spaces with 2nd generation kitchens, perfect for restaurants or food-service establishments

+ Strategically located in a Highway Commercial Zone, among high demographic neighborhoods, this center is near major retail, medical, and office complexes, offering a built-in customer base and diverse business synergy opportunities. Nearby amenities include Target, Wawa, Inspira Hospital, Dave's Hot Chicken and more

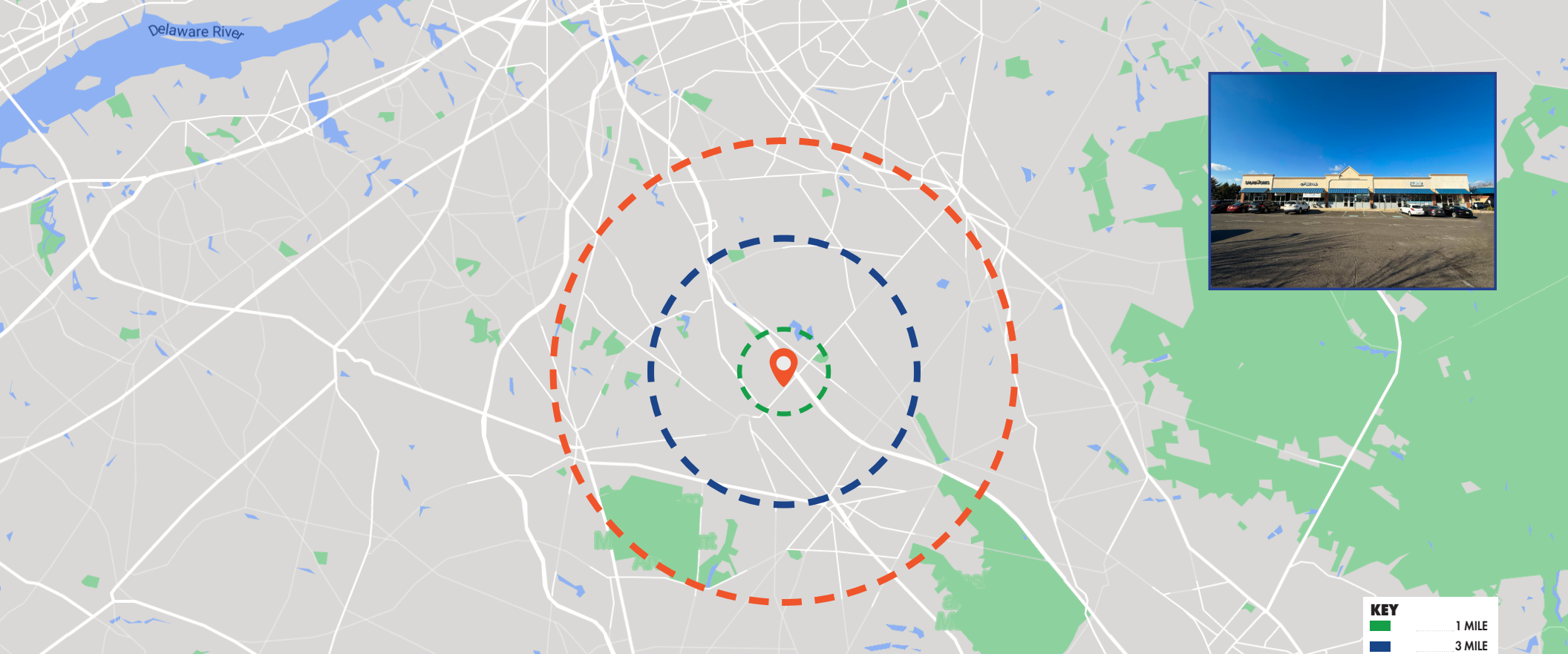


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KEY	
■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	6,994	6,441	139,516
PROJECTED 2028	7,065	65,879	142,035

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,421	23,756	50,571
PROJECTED 2028	2,448	24,172	51,522

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$131,391	\$115,328	\$115,512
MEDIAN INCOME	\$121,422	\$94,499	\$94,958

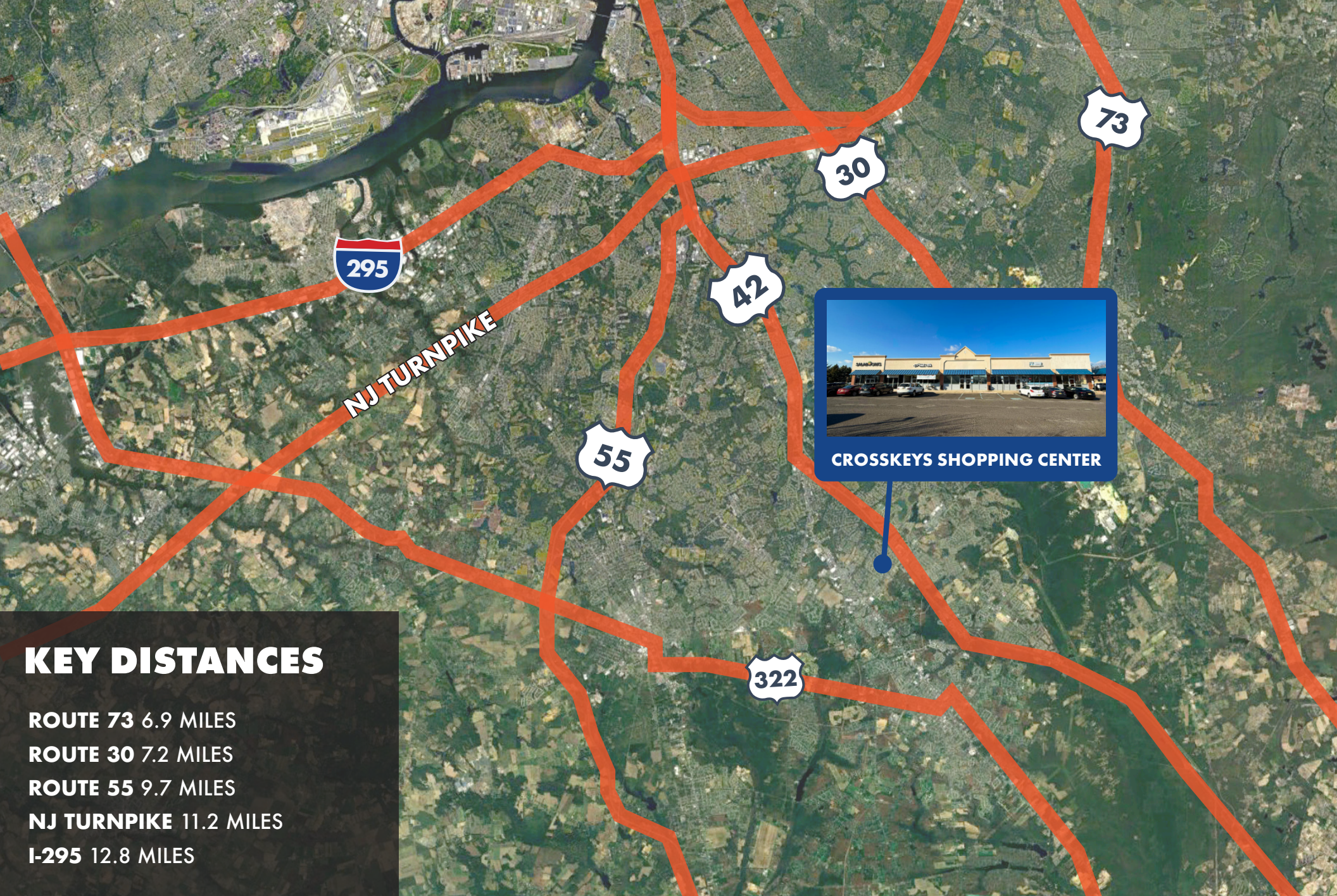


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KEY DISTANCES

- ROUTE 73 6.9 MILES
- ROUTE 30 7.2 MILES
- ROUTE 55 9.7 MILES
- NJ TURNPIKE 11.2 MILES
- I-295 12.8 MILES



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NEARBY AMENITIES

DINING

- Applebees
- Buffalo Wild Wings
- Cinder Bar
- Creanies Ice Cream
- Crumbl Cookie
- Dunkin
- House of Brews American Grill
- IHOP
- Jersey Mikes
- Liscios Italian Bakery
- Mcdonalds
- Panda Express
- Racks Pub & Gril
- Sakura Japanese Restaurant
- Starbucks
- Texas Roadhouse

RETAIL/GROCERY

- Bowlero
- CarMax
- CVS
- Hobby Lobby
- Lowes
- Marshalls
- Party City
- Regal UA
- Royal Farms
- Sams Club
- Target
- The Home Depot
- Tractor Supply
- Turnersville Auto Mall
- Ulta
- Urban Air Trampoline Park
- Walgreens
- Walmart
- Wawa



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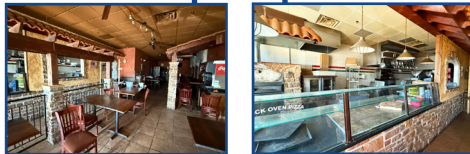
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SITE PLAN

CROSSKEYS CENTER



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AERIAL VIEW



SALADWORKS

RITZ
NAIL & SPA

THE BREAKFAST
NOOK



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