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RETAIL SPACE FOR LEASE 1022 MANTUA PIKE, WENONAH, NJ 08090



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OFFERING SUMMARY

Asking Lease Rate: \$20/SF Modified Gross

Size Available: +/- 2,528 SF

Signage: Pylon

Zoning: C2

Parking: Ample

Traffic Count: 25,426 VPD



PROPERTY HIGHLIGHTS

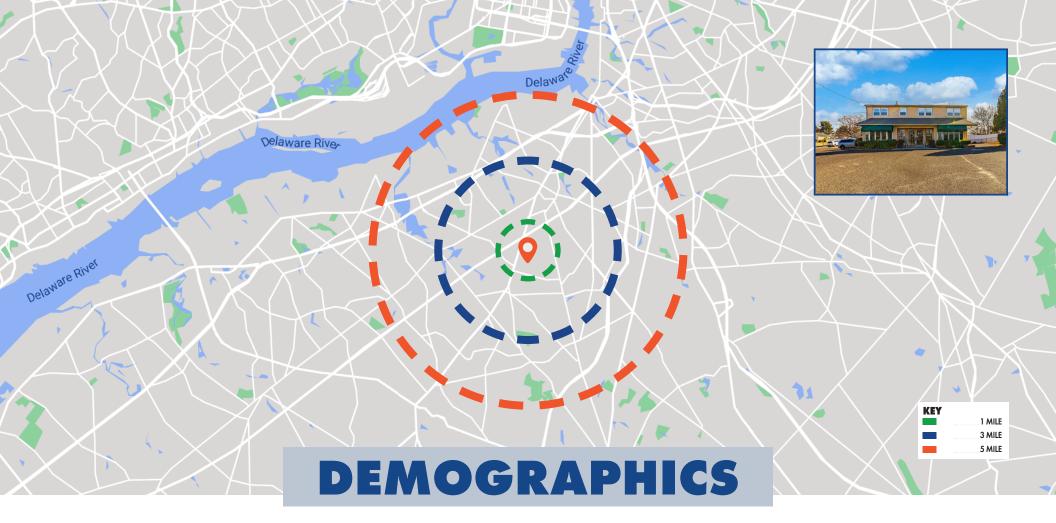
+ Prime retail property with great visibility. It is currently set up as a salon and offers excellent traffic and exposure for any business

+ The Commercial District Zoning (C-2) allows for a wide range of commercial uses including office, retail services, business services, or a hair/nail salon. More information on zoning can be provided

+ Easy access to the New Jersey Turnpike, Glassboro Road, Routes 55 & 41, and the NJ Turnpike



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POPULATION				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE 2023	10,901	58,774	124,576	
PROJECTED 2028	11,264	60,834	129,176	

HOUSEHOLDS				
MILE	1 MILE	3 MILE	5 MILE	
AVERAGE 2023	4,211	23,054	48,077	
PROJECTED 2028	4,359	23,893	49,932	

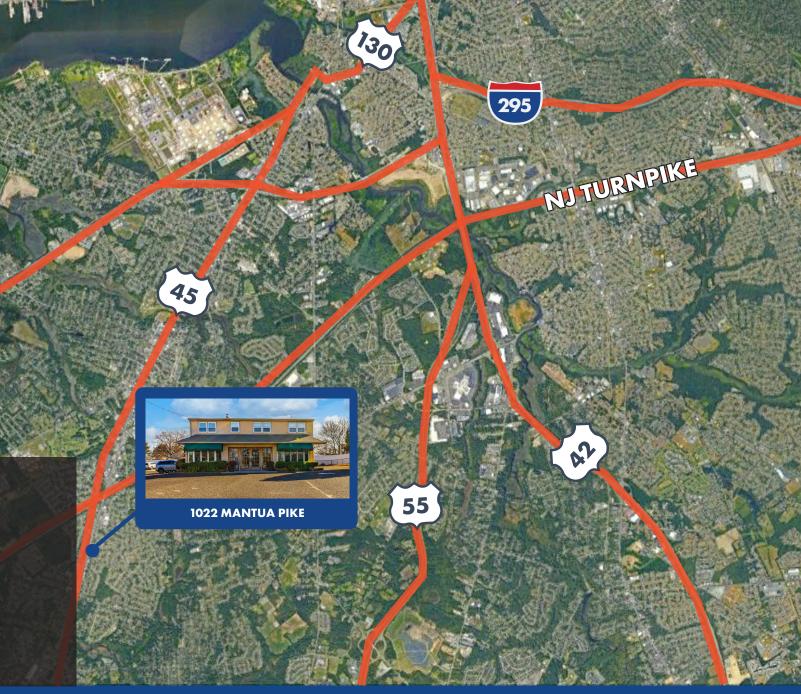
INCOME					
MILE	1 MILE	3 MILE	5 MILE		
AVERAGE INCOME	\$105,460	\$109,918	\$108,315		
MEDIAN INCOME	\$88,751	\$88,811	\$85,858		



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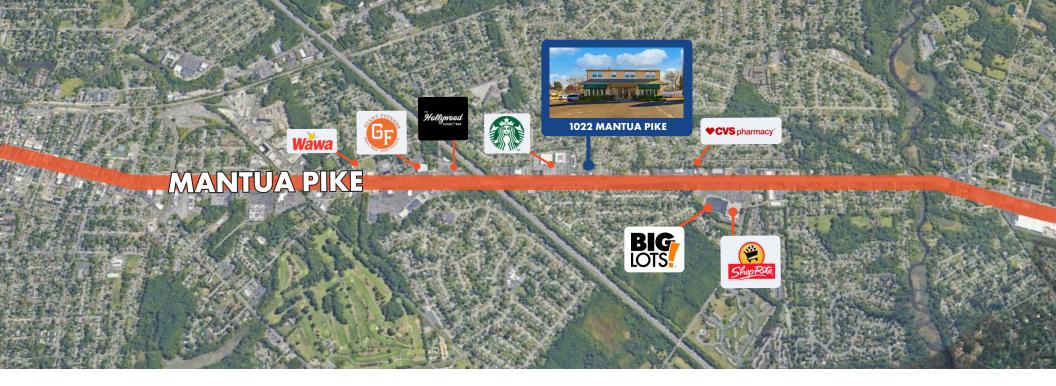
KEY DISTANCES

ROUTE 55 4.6 MILES ROUTE 130 4.5 MILES I-295 5.2 MILES ROUTE 42 5.4 MILES NJ TURNPIKE 10.8 MILES





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NEARBY AMENITIES

DINING

- Acme Markets
- Advanced Auto Parts
- Big Lots
- CVS
- Dodge RAM
- Dollar General

- Giant Fitness
- Jeep
- JOANN Fabrics
- Lukoil
- Napa Auto Parts
- Nissan

- OceanFirst Bank
- Sherwin Williams
- ShopRite
- Staples
- TD Bank

RETAIL/GROCERY

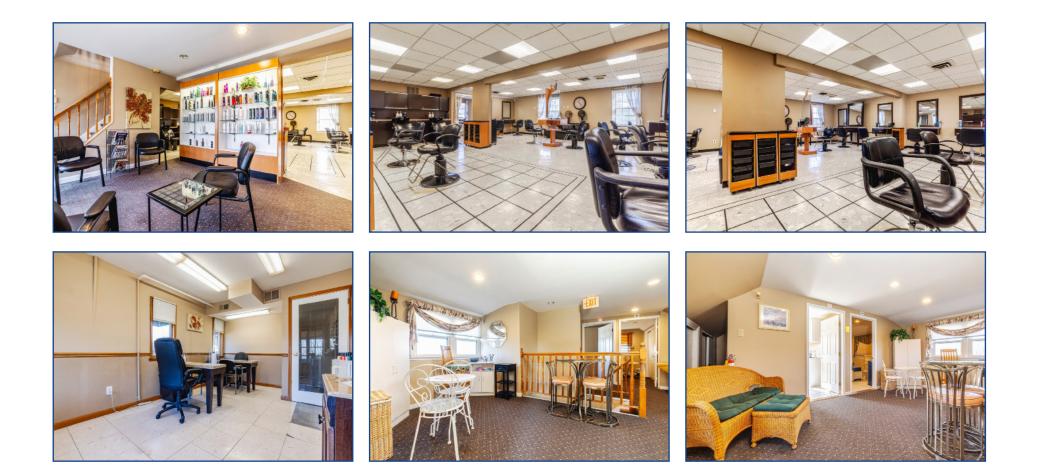
- Domino's
- Dunkin'
- Hollywood Café & Sports Bar
- McDonald's
- Pizza Hut

- Popeye's
- Starbucks
- Wawa
- Wendy's



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INTERIOR PHOTOS





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