

50 CLEMENTON ROAD EAST

FOR SALE / LEASE

GIBBSBORO, NJ 08026

FORMER WELLS FARGO
3,216 SF ON 1.02 ACRES

[VIEW PROPERTY](#)



HIGHLIGHTS

- No Financial Institution Restrictions
- Signalized corner with access from Route 561 and Clementon Road (49,678 AADT)
- Multiple drive-thrus and 28 existing parking spaces
- Zoned for office, retail, or specialty use
- High-income area: \$200K+ avg. within 1 mile
- Ideal for medical, office, or retail conversion

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,245	80,020	200,729
AVERAGE HH INCOME	\$198,191	\$142,331	\$137,904
DAYTIME EMPLOYEES	6,229	35,418	80,840

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2026 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025

SRD Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

ICSC
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT

DAVID M. DUNKELMAN

DAVID@SRDRE.COM | 610.834.0400

50 CLEMENTON ROAD EAST

PHOTOS

FOR SALE / LEASE

GIBBSBORO, NJ 08026

[VIEW PROPERTY](#) 



 **Soloff Realty & Development, Inc.**

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

 **ICSC**
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT

DAVID M. DUNKELMAN

DAVID@SRDRE.COM | 610.834.0400

50 CLEMENTON ROAD EAST

SITE PLAN

FOR SALE / LEASE

GIBBSBORO, NJ 08026

[VIEW PROPERTY](#)



SRD Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

ICSC
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT
DAVID M. DUNKELMAN
DAVID@SRDRE.COM | 610.834.0400

50 CLEMENTON ROAD EAST

FOR SALE / LEASE

GIBBSBORO, NJ 08026

BIRDS EYE AERIAL

[VIEW PROPERTY](#)



CLEMENTON ROAD
(10,415 AADT)

AVAILABLE
3,216 SF

LAKEVIEW DRIVE
(19,941 AADT)



75 TOWNHOMES
PHASE I



Soloff Realty &
Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM



EXCLUSIVE AGENT

DAVID M. DUNKELMAN

DAVID@SRDRE.COM | 610.834.0400

50 CLEMENTON ROAD EAST

LOW AERIAL

FOR SALE / LEASE

GIBBSBORO, NJ 08026

[VIEW PROPERTY](#)



SRD Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

ICSC
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT

DAVID M. DUNKELMAN

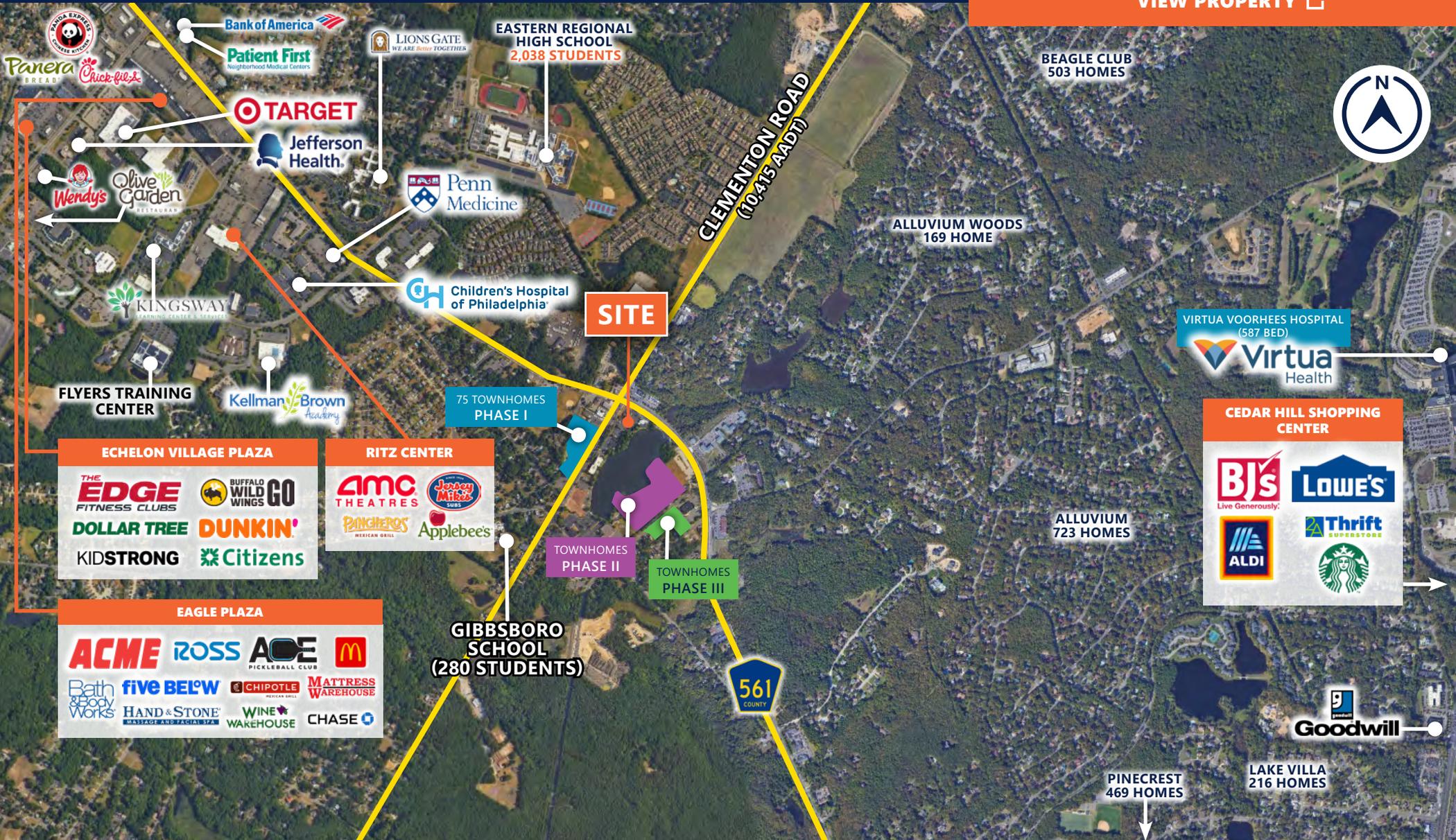
DAVID@SRDRE.COM | 610.834.0400

50 CLEMENTON ROAD EAST

HIGH AERIAL

FOR SALE / LEASE GIBBSBORO, NJ 08026

[VIEW PROPERTY](#)



SRD Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

ICSC
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT

DAVID M. DUNKELMAN

DAVID@SRDRE.COM | 610.834.0400