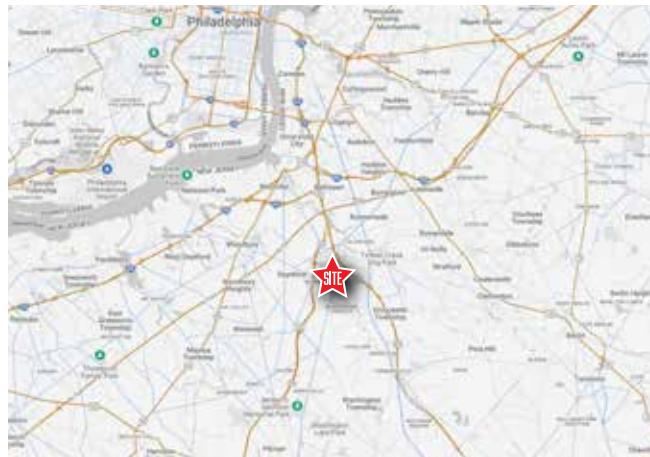


# 10,200 SF RETAIL BUILDING ON 0.98 ACRE | FOR LEASE

1350 Hurffville Road (Route 41) | Deptford, NJ 08096 | Gloucester County

**LEGEND**  
PROPERTIES INC.  
COMMERCIAL REAL ESTATE



**FOR LEASE | 1350 Hurffville Road (Route 41) | Deptford, NJ 08096**

**10,200 SF  
Ground Floor**

**0.98 ACRE  
Parcel Size**

**IMMEDIATE  
Availability**

**LEASE/SF  
Upon Request**

## PROPERTY INFORMATION

- 10,200 SF free standing building on .98 Acre available for Lease
- Located in front of busy Home Depot, in the regional Deptford trade area
- Access to traffic signal • Excellent visibility from Hurffville Road
- 1.7 miles from Route 42 and 1.3 from Route 55
- Excellent surrounding demographics
- JoinThe Home Depot, Auto Zone, Dollar Tree and others
- Ideal location for restaurant, retail, commercial and medical uses

Demographics	1 Mile	3 Miles	5 Miles
Population	5,368	65,233	220,941
Average HH Income	114,171	\$184,533	\$196,876
Total Businesses	241	2,051	6,468
Number of Employees	3,010	23,852	67,515
Traffic Counts	Hurffville Road: 15,040 VPD Cooper Street: 8,514 VPD		

\*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203  
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL



SCAN FOR  
WEB SITE  
LPRE.COM

# 10,200 SF RETAIL BUILDING ON 0.98 ACRE | FOR LEASE

1350 Hurffville Road (Route 41) | Deptford, NJ 08096 | Gloucester County

## LEGEND

PROPERTIES INC

COMMERCIAL REAL ESTATE

# RETAILER AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

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SITE PLAN



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

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## KEY DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	5,368	65,233	220,941
Projected Population (2029)	5,621	66,872	225,422
Projected Annual Growth (2024 to 2029)	0.9%	0.5%	0.4%
Households & Growth			
Households	2,034	26,218	89,156
Projected HH (2029)	2,157	27,241	92,225
HH Growth with Children (2024 to 2029)	27.9%	25.1%	26.0%
Income			
Average HH Income (Est. 2024)	\$114,171	\$110,402	\$112,487
Median HH Income (2024)	\$95,995	\$90,388	\$88,623
Daytime Population			
Total Businesses (2024)	241	2,051	6,468
Number of Employees (2024)	3,010	23,852	67,515
Education			
High School Graduate	36.7%	34.6%	33.2%
Some College	17.7%	18.6%	18.3%
Bachelor Degree	18.8%	18.9%	20.0%
Graduate	7.3%	10.0%	11.2%

Traffic Counts: Hurffville Road: 15,040 VPD • Cooper Street: 8,514 VPD

Data Source: Sites USA REGIS™ 2024

