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**UNDER
CONSTRUCTION**

**FOR
LEASE**



COMING FALL OF 2026
NEW RETAIL SPACES IN DOWNTOWN GLASSBORO
210 HIGH STREET WEST, GLASSBORO, NJ 08028



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OFFERING SUMMARY

Asking Sale Price: \$33.00/SF NNN (NNN = TBD)

SF Available: +/- 1,800 SF up to +/- 6,804 SF

Parking: +/- 30 spaces

Signage: Facade

Zoning: C-1



PROPERTY HIGHLIGHTS

- + New construction coming, with the second floor office space being used as a national logistics company's corporate headquarters
- + First-floor retail space for lease, available Fall 2026, with divisibility options and a dedicated on-site parking lot for tenants and customers
- + The retail space offers flexible configurations to accommodate a wide range of uses, including retail, restaurant, medical, and professional services, in a high-visibility downtown location
- + Situated within Glassboro's ongoing downtown revitalization, the property benefits from proximity to Rowan University, Rowan Boulevard, and West/East High Street redevelopment, driving consistent foot traffic and long-term growth



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KEY

■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	15,379	50,368	103,107
PROJECTED 2029	16,082	52,226	106,720

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,715	16,934	35,905
PROJECTED 2029	3,962	17,625	37,241

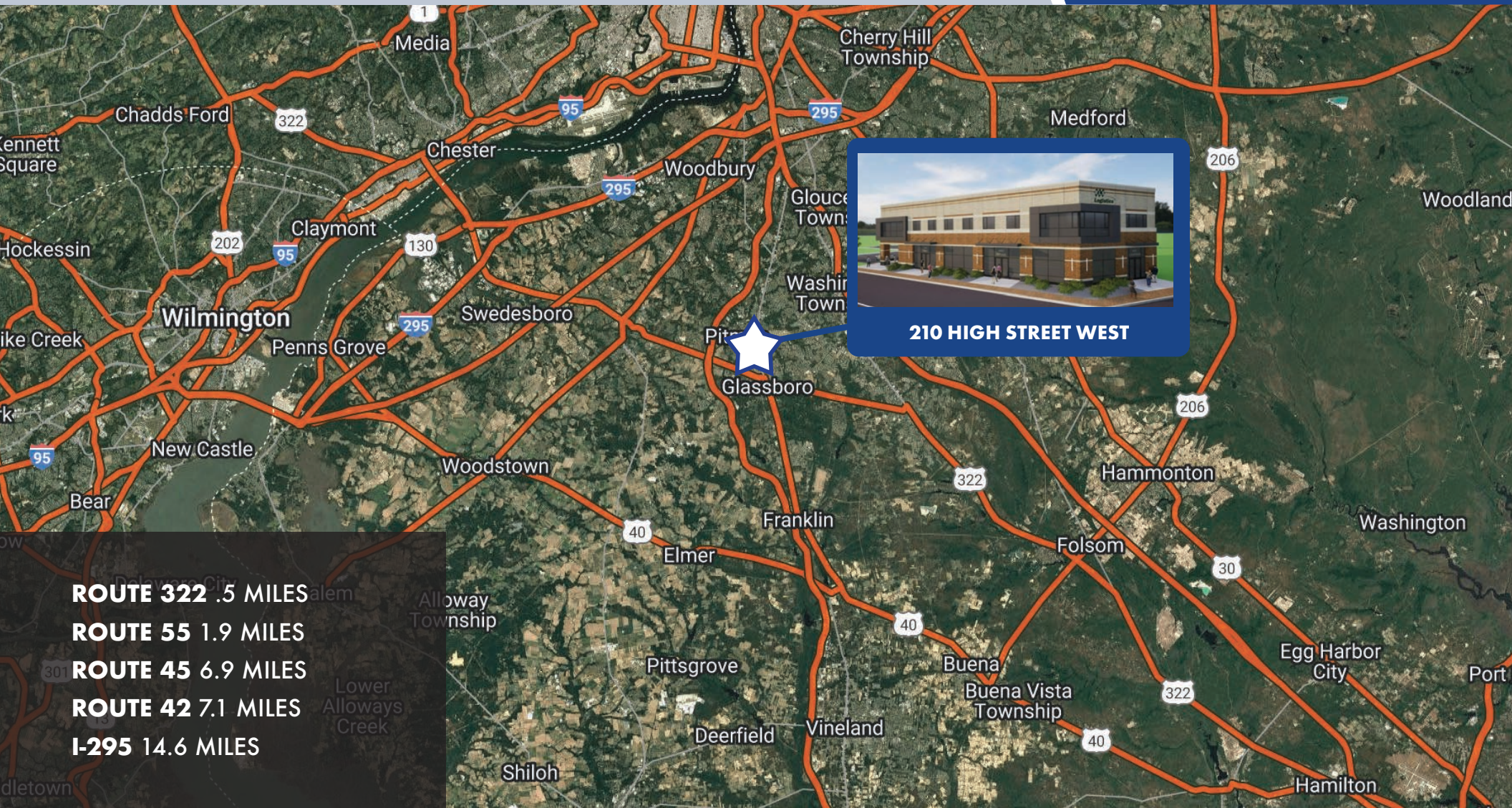
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$75,709	\$109,937	\$123,282
MEDIAN INCOME	\$60,608	\$88,084	\$99,922



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KEY DISTANCES



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NEARBY AMENITIES

DINING

- Angelos Glassboro Diner
- Asian Grill Chinese
- Axe & Arrow Brewing
- High Grounds Coffee Roasters
- Landmark Americana
- Lascalas Fire
- Little Sicily Pizza
- McDonalds
- Playa Bowls
- Popeyes
- Thai Thai
- Wendys

RETAIL/GROCERY

- ALDI
- Barnes & Nobles
- Bobs Little Sport Shop
- EMCHI Nail Salon
- Esporta Fitness
- Glassboro Deli & Produce
- GoFixIt Phone Repair
- Good Wheels Quality Used Cars
- Inspira Urgent Care
- Meineke Car Care
- Metro T-Mobile
- Optimal Nutrition
- Sunpay Beauty Supply
- Wawa



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RENDERING

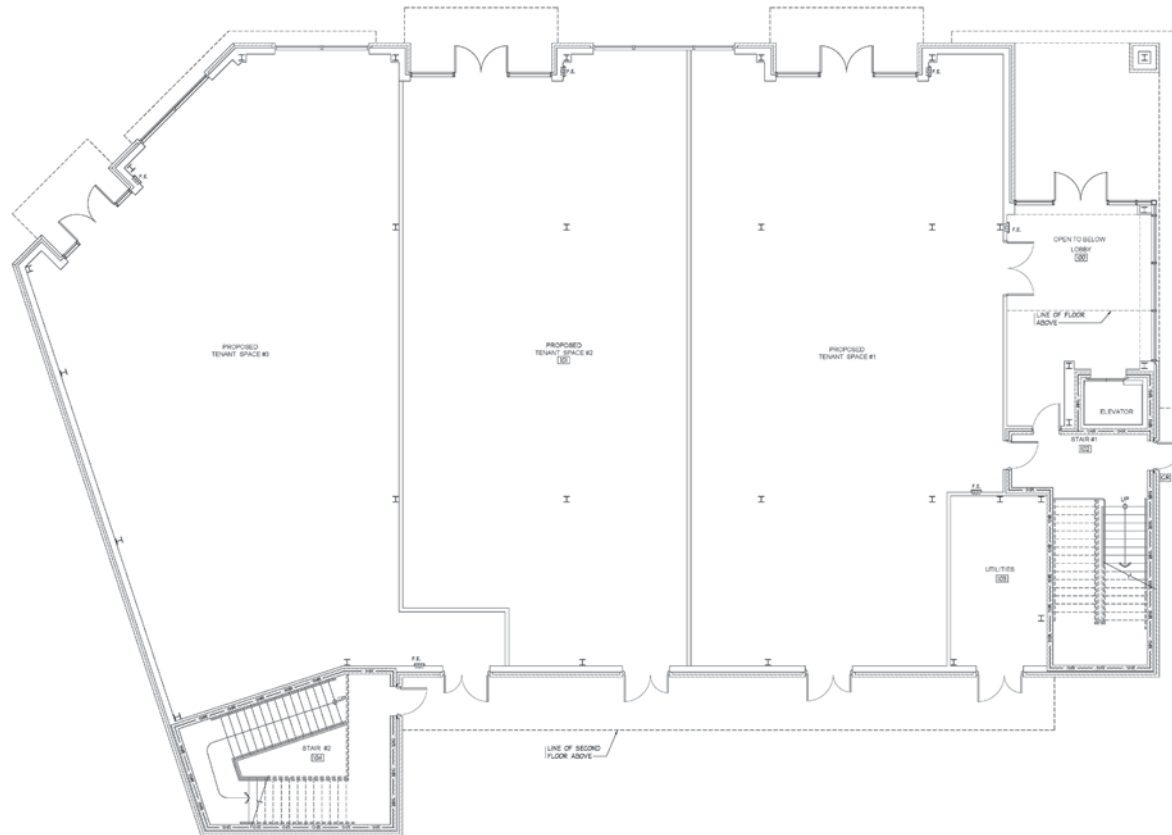


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FLOOR PLAN



FIRST FLOOR

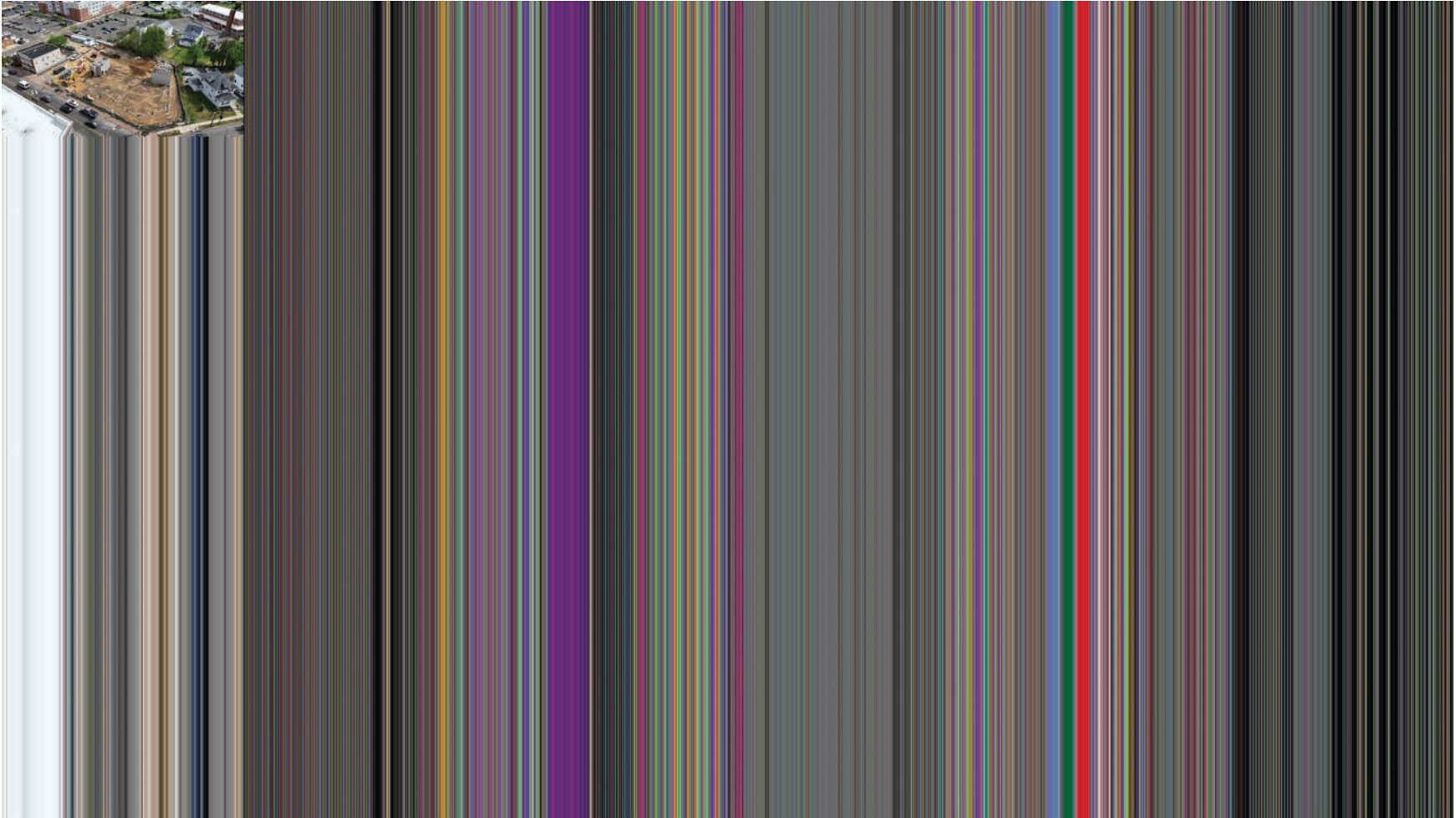


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