



**Emily Stein**  
Managing Director  
& Director of Healthcare Services  
856.797.1919x110 | 609.457.9816  
Emily.Stein@VantageRES.com

**Neil Kakumanu**  
Sales Associate  
856.797.1919  
Neil.Kakumanu@VantageRES.com

**Ma'or Hemo**  
Sales Associate  
856.797.1919 | 856.454.7716  
Maor.Hemo@VantageRES.com

**856.797.1919**  
**VantageRES.com**

1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003



**NEWLY CONSTRUCTED RETAIL FOR LEASE**  
**84 HADDON AVENUE, WEST BERLIN, NJ 08091**



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# PROPERTY SUMMARY

**Asking Lease Rate:** \$20/SF NNN (NNN ~ \$5/SF)

**SF Available:** Up to +/- 7,000 SF

**Parking:** +/- 100 Spaces

**Signage:** Facade & Monument

**Zoning:** C-1



## PROPERTY HIGHLIGHTS

- + Located nearby one of South Jersey's most heavily traveled corridors (route 73), this newly constructed retail center provides high visibility location in the heart of Camden County
- + Flexible unit sizes from +/- 2,000 SF up to +/- 7,000 SF can accommodate a variety of users including traditional retail, service type uses, and/or medical offices
- + Strategically located in a Commercial-1 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 Home Depot, Shoprite of Berlin, T-mobile, Saladworks, and more



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## DEMOGRAPHICS

### POPULATION

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	6,327	48,563	145,327
PROJECTED 2029	6,324	48,503	145,315

### HOUSEHOLDS

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,435	18,481	56,528
PROJECTED 2029	2,434	18,460	56,532

### INCOME

MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$115,785	\$105,463	\$111,050
MEDIAN INCOME	\$101,273	\$78,968	\$86,785



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# NEARBY AMENITIES

## DINING

- Chick-Fil-A
- Dunkin
- IHop
- McDonalds
- Ollie Gators Pub
- Palace Diner & Tapped Bar
- Pancho's
- Royal Buffet
- Taco Bell
- Wingstop

## RETAIL/GROCERY

- Canals Liquor
- Home Depot
- Marshalls
- Midas
- Pep Boys
- Planet Fitness
- Premier Shine Car Wash
- Public Storage
- Sahara Sams
- Shoprite
- Verizon
- Walmart
- Wawa

# SITE PLAN

